

Gurney Slade

BA3 4TQ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£600,000 Freehold

A stunning four bedroom detached family home set in the much sought after village of Gurney Slade. Four well sized bedrooms, spread over two floors are accompanied by an open plan kitchen/dining room, a comfortable and homely living room, study, utility room and a large under croft storage/games room. Driveway parking for numerous cars, a large garage and a private, well presented garden finish off the home.

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ACCOMMODATION

Entering the accommodation on the lower ground floor, through the front door and large entrance porch/boot room, you are welcomed into a hallway which branches off either side of the staircase. To the left a study/home office and utility room. The utility room leads to the garage and another entrance/exit to the home. From the utility room you will find a games room and undercroft storage, both rooms run below the home and therefore have enormous space for storage and activities. To the right of the staircase are two bedrooms, a large single and a double bedroom which offer good space.

A staircase leads you to the raised ground floor accommodation which goes immediately right to the master bedroom which is ensuite. Further down the hall you are lead to another bedroom which is a large double room. A lovely family bathroom sits at the end of the hallway. The modern kitchen/diner and reception room complete the upstairs accommodation. The kitchen/diner is a perfect space for family life, the large glass doors ensure light streams through the property throughout the day. The reception room backs onto the garden and has an incredible 'homely' feel. Two large spaces which are perfect for entertaining, large family gatherings or quiet nights in. The home is equipped with a full alarm system.

OUTSIDE

To the front of this stunning home is a large driveway which is suitable for parking up to six cars. A large garage which leads into the accommodation also provides additional parking space. There is also a large carport which is ideal for storage and additional covered parking. The main garden area of the home is private and leads into a large entrance porch, perfect for storage. This leads to a hallway on the above ground floor accommodation. The reception room has large windows which look directly out onto the garden which makes it perfect for family life. The kitchen/diner leads onto a large patio area. The garage is fully electric and is alarmed for extra security.

Council Tax Band - E - Mendip District Council.

LOCATION

Gurney Slade is a village situated in the Mendip Hills, within a north easterly direction from the City of Wells and a northerly direction from the historic market towns of Frome and Shepton Mallet. Amenities within the village include a Post Office/Shop and two public houses.

The large cities of Bristol & Bath are within daily commuting distance with motorway and rail links being found in either city.

Schools are plentiful with the Cathedral School, the Blue School, and a choice of primary schools in Wells. Millfield School in Street, and Downside School in Stratton-on-the Fosse are easily accessible.



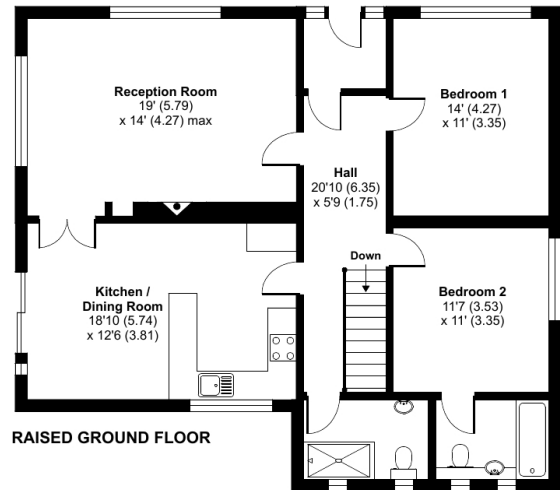
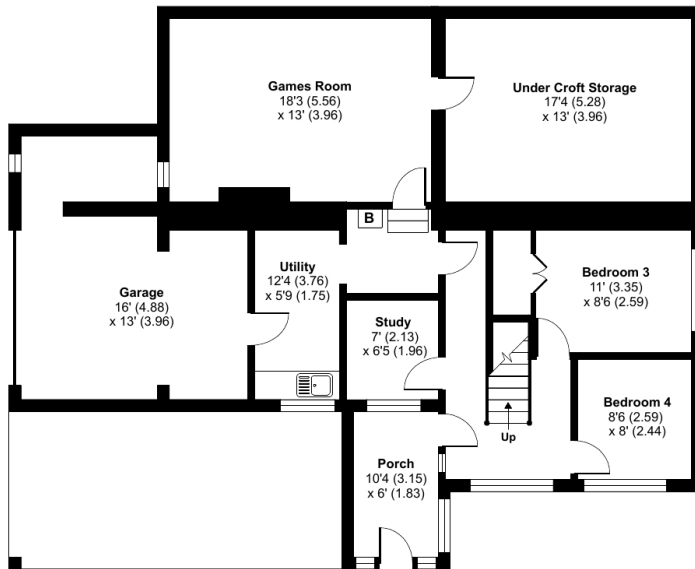




Gurney Slade, Radstock, BA3

Approximate Area = 2450 sq ft / 227.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 922604

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

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