

# Valley View

Chilcompton, Radstock, BA3 4EP

COOPER  
AND  
TANNER



## £325,000 Freehold

A Victorian three bedroom end of terrace family home, situated in an elevated position with superb views across the village and beyond to the front. The property has the potential to extend, subject to the necessary planning permissions being sought and offers a generous garden to the rear. No onward chain.

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 3  1  1 EPC TBC

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### DESCRIPTION

A Victorian three bedroom end of terrace family home, situated in an elevated position with superb views across the village and beyond to the front. The property has the potential to extend, subject to the necessary planning permissions being sought, a generous garden to the rear and is being offered for sale with no onward chain. The accommodation is arranged over two floors and comprises a spacious lounge/diner with a bay window to the front, feature fireplace and a staircase rises to the first floor. From the lounge/diner, a door leads to a useful utility space and fitted kitchen, which has a range of wall and base units with space for appliances. A door from here leads to the garden. To the first floor there are three bedrooms and a bathroom. The main bedroom enjoys views across the village.

### OUTSIDE

There is a good size garden to the rear of the property which is predominantly laid to lawn with a selections of trees, shrubs and bushes. There is also a hardstanding area to the side of the property and a shared pathway which runs through the gardens for the neighbouring property.

### LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

### COUNCIL TAX BAND

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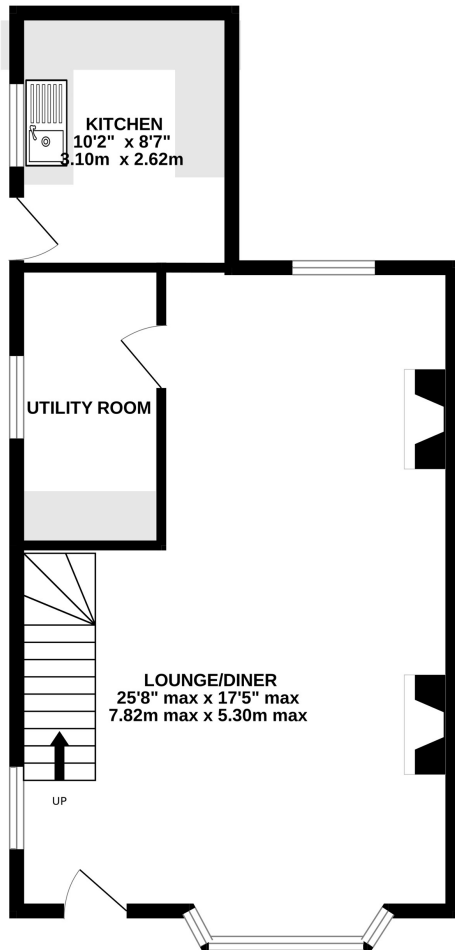




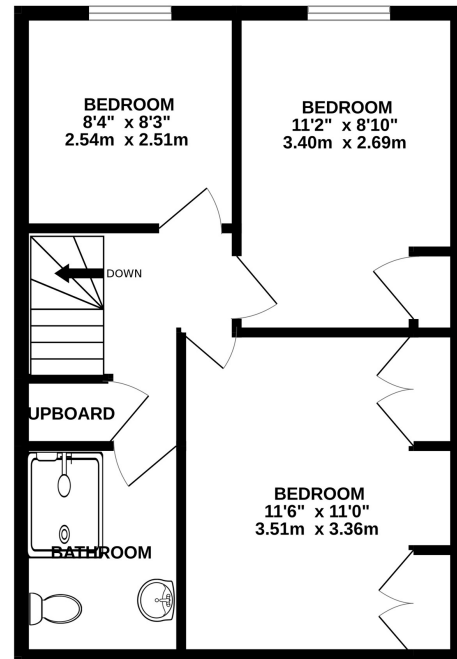




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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AND  
TANNER**

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