

# Meadow House

Oakhill, BA3 5BG

COOPER  
AND  
TANNER



**£740,000 Freehold**

This four-bedroom double fronted property in rural location with views has been extended and modernised to create a spacious family home suitable to modern living with hard floors throughout the ground floor, double garage, driveway parking for 3 - 4 vehicles with EV charging point and gardens adjoining open countryside

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### DESCRIPTION

The property comprises entrance porch, a good sized sitting room with parquet wood flooring, double glazed bay window and fireplace with inset wood burner. The original dining room, now used as a study also has parquet flooring, double glazed bay window and fireplace with inset wood burner. Both rooms have doors to the kitchen / breakfast room which is fitted with an extensive range of units incorporating Belfast sink, plumbing for dishwasher, under unit lighting, space for freestanding range in recessed chimney breast with lighting, tiled floor, archway and opening to dining room, door and stairs to first floor, door to double garage and door to the utility room. The utility room has a tiled floor, double glazed door to the side path, plumbing for washing machine, single drainer sink and door to the wet room. On the first floor the landing enjoys views over the surround countryside. The master bedroom enjoys the same view from a double glazed bay window and has an ensuite modern bathroom. A 2nd double bedroom is also located to the front with views from a double glazed bay window. Completing the accommodation on the first floor is a modern family bathroom with bath and separate shower cubicle, a 3rd double bedroom with views and the 4th bedroom with views to the rear.

The property has oil fired radiator heating and double glazing. It is Freehold with a Council Tax band E.

### OUTSIDE

The property benefits from a double garage with ample parking in front for 3/4 cars. A pathway to the either side of the property leads into the rear garden. The garden and plot is roughly a 1/5 of an acre and enjoys open views over the surrounding countryside. The garden has a paved terrace edged with flower beds creating a perfect space for entertaining. There is a vegetable garden with greenhouse, a raised decked area with power which has been used for the hot tub, mature borders, a wildlife pond and a timber summer house with power creating the perfect day room or a work from home space.

### LOCATION

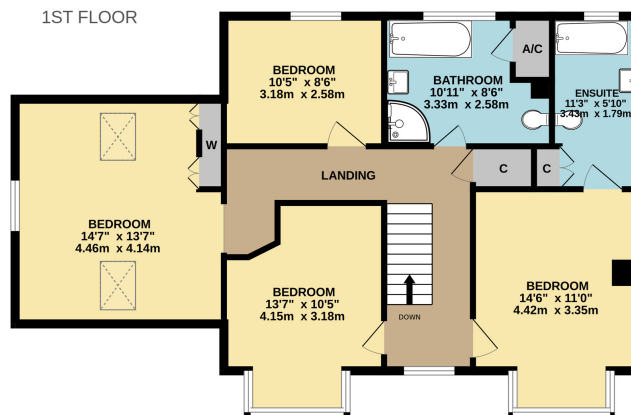
Situated just outside the village of Oakhill within easy commuting distance of Bristol, Bath, Wells and Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Frome Bath and Bristol.

### DIRECTIONS

From Shepton Mallet, proceed north on the A37, take the 2nd turning right onto the A367 (signposted Oakhill). Continue through the village, passing the school and the garage. Take the next turning left into Withy Lane. After a short distance turn left into Pound Lane. Proceed along the lane and the property will be seen on the right hand side.







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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**SHEPTON MALLET OFFICE**

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

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

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