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Residential Sales



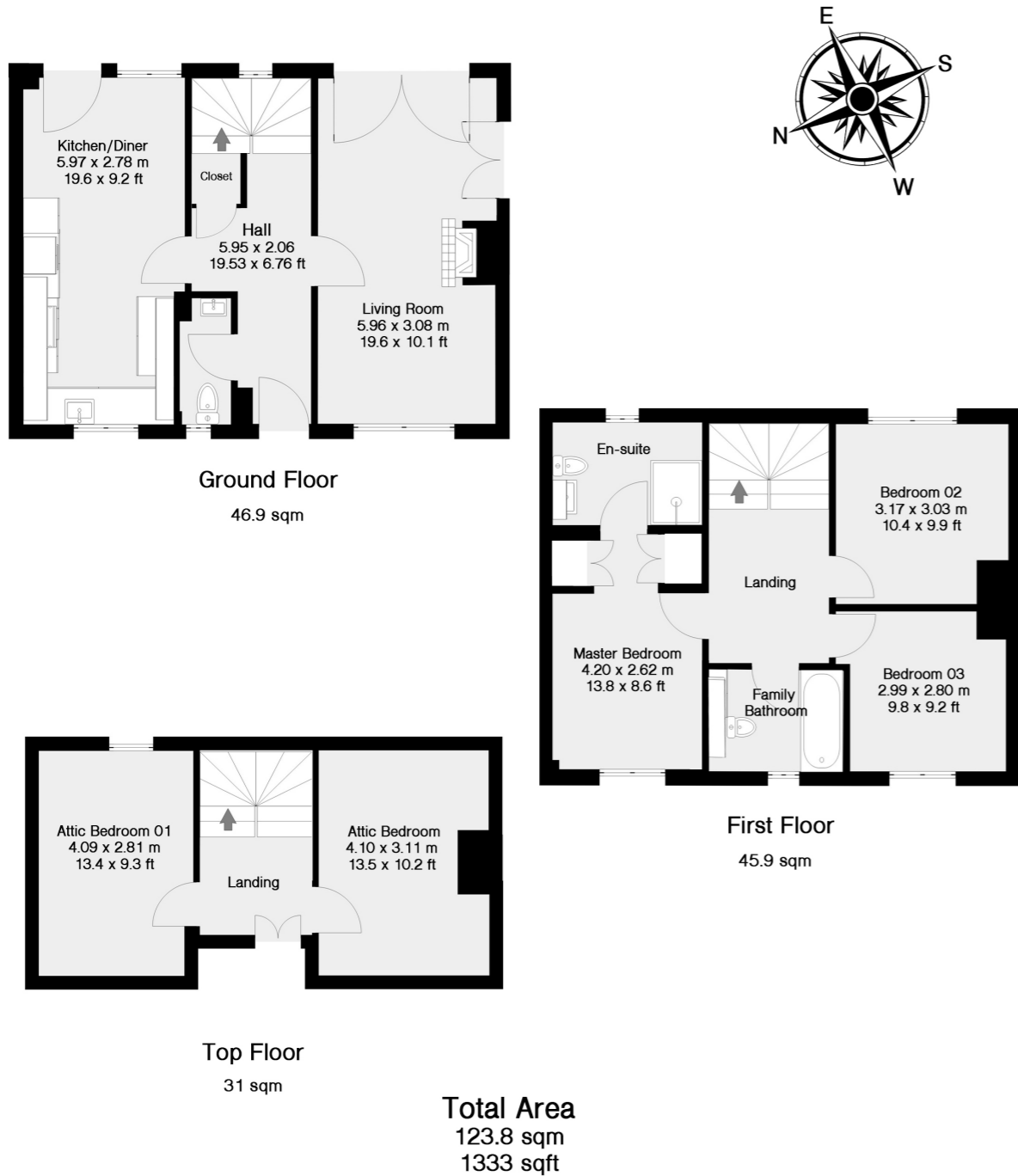
Doynton, Nr Bath



# Floor Plan



4 Church View, Doynton, BS30 5SU



Church Road  
Doynton  
Bristol  
BS30 5SU

An attractive and versatile, 3 storey semi detached house set in a tranquil and sought after, countryside village just a few miles from Bath.

Tenure: Freehold

**£595,000**

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by vendor nor their agent



## Situation

Doynton is located approximately 8 miles north of Bath, in an idyllic countryside location situated on the lower slopes of the Cotswolds. The River Boyd passes through the northern part of Doynton and lies within the Cotswold Area of Outstanding Natural Beauty. There is a pub called The Cross House, and a village hall. There is also a park and playing field. The village church is Holy Trinity Church which is noted for its herringbone masonry.

The UNESCO World Heritage City of Bath and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars, and a number of well-respected cultural activities, which include a world famous music and literary festival, the The Roman Baths and Pump Rooms, as well as many museums and art galleries.

Also nearby are an excellent selection of schools to include Kingswood, Royal High School and St. Stephens.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

## General Information

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: E

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## Description

4 Church View is a pretty, semidetached property built in more recent times by a local developer to a high standard. It stands in a wonderful position overlooking the village green and Church.

The accommodation is set over three storeys and offers 3 bedrooms, ensuite facilities and family bathroom on the first floor and a further two attic bedrooms on the top floor.

The sitting room and kitchen both open onto the walled and lawned garden which is south facing and also leads to the gated parking space with car charger.

The property offers versatile and well-presented space with no onward chain.

## Accommodation

### Ground Floor

Front leading into the entrance hall.

#### Entrance Hall

With stairs rising and turning to the first-floor landing, double panelled radiator, alarm panel, downlighting, digital thermostat for central heating, understairs storage cupboard and wooden flooring.

#### Cloakroom

With low flush WC, wall mounted wash hand basin, mixer tap, part tiled walls, tiled flooring, single panel radiator and front aspect obscured window.

#### Sitting Room

With triple aspect to front, side and rear with double glazed windows to front, 2 sets of opening patio doors leading onto the patio and garden beyond, Bath stone fireplace with matching surround, mantle and hearth, inset wood burning stove, single panelled radiator and wall lights.

#### Kitchen

Open plan and to the front aspect is the kitchen area with double glazed front aspect window, matching range of eye and base level units, worksurface areas, matching upstand, inset 1½ bowl Franke sink with mixer tap, Neff halogen hob, Neff extractor fan , stainless steel splashback, downlighting, high level Neff double oven, built in 70/30 split fridge freezer, built-in washer/dryer, Neff dishwasher, engineered style flooring which leads through to the dining area.

#### Dining Area

With double panelled radiators, wall lights, rear aspect double glazed window and glazed door leading out onto the garden.

Stairs rise to first floor with rear aspect window on half landing.

### First Floor

#### Bedroom 1

With front aspect double glazed window, single panelled radiator, 2 built-in wardrobes with hanging rails and door through to en-suite.

#### En-Suite Bathroom

Comprising low flush WC, wash hand basin with mixer tap, shaver point, vanity cupboard, downlighting, single panelled radiator, glazed walk in corner shower cubicle with Mira thermostatic shower, chrome riser and shower attachment, electric heated towel rail and rear aspect frosted double glazed window.

#### Bedroom 2

With rear aspect double glazed window and single panelled radiator.

#### Bedroom 3

With front aspect double glazed window and single panelled radiator.

#### Bathroom

With separate and enclosed panelled bath, mixer tap and telephone shower attachment, part tiled walls, vinyl tiled flooring, single panelled radiator, electric towel rail, front aspect frosted double glazed window, downlighting, extractor fan, concealed cistern WC, vanity cupboard with inset wash hand basin and shaver point.

### Second Floor

#### Landing

With access to the loft, airing cupboard housing the water tank, immersion and electric boilers.

#### Bedroom 4

Attic style with rear aspect Velux window and double panelled radiator.

#### Bedroom 5

Attic style with rear aspect Velux window and double panelled radiator.

### Externally

To the front of the property there is an immediate green with wonderful views of the church.

The garden wraps from the rear to the side and is in enclosed by stone walling, mainly areas of level lawn with shrubbery boarders, slabbed patio to the rear and gated parking space to the rear with electric charging point.