

1 The Old Orchard,

High Street, Chapmanslade, BA13 4AN



£650,000 Freehold

Located within the highly desirable village of Chapmanslade, in a set-back position is this fantastic modern 'eco friendly style' four bedroom detached family home.

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 4  2  3 EPC B

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DESCRIPTION

A rare opportunity has arisen to purchase this exceptional and sympathetically designed 'eco friendly', four double bedroom detached family home with under flooring heating on ground floor and an air source heat pump, with the front finished in attractive timber style cladding, render and red brick, the home is accessed via a private driveway within the heart of the village of Chapmanslade.

The beautiful light and airy open plan style modern living features a stunning modern fitted 'Shaker style' kitchen comprising a range of base and wall mounted cabinets, a sink inset into the worktop, fitted hob with extractor hood overhead, built in oven and a microwave, a range of large pull out draws whilst enjoying views onto the garden. The kitchen is finished with a short breakfast bar return and wooden flooring. The kitchen is open plan with plenty of space a family dining table and chairs. The open plan living also provides a large 14ft lounge to the front, with ample space for all lounge furnishings. There is an additional reception room providing multiple use as a living room or further dining space.

There are bi-fold doors opening onto the garden and an eye-catching modern staircase leading from the entrance hallway to the first-floor landing which enjoys lots of natural light through a roof skylight window. The ground floor is completed with a utility room with sink inset into the worktop, a fully fitted downstairs cloakroom and a door to the garden.

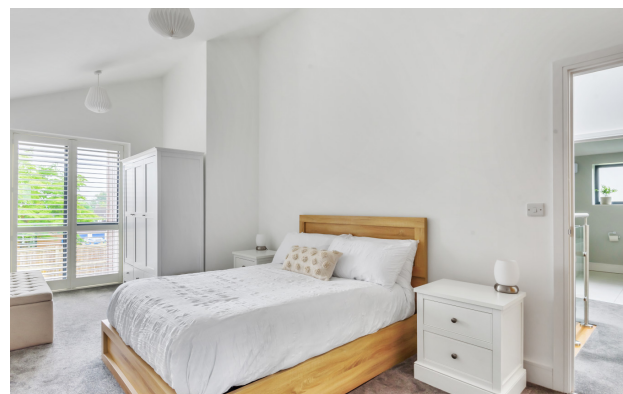
The master bedroom is a fantastic size double room, enjoying the added benefit of a walk-in dressing room and three-piece en-suite shower room with walk in shower unit, wash hand basin inset into vanity unit and W.C. Bedroom two is another good size double room also with en-suite shower room and there are two further double bedrooms both served by the modern four-piece spacious family bathroom.

OUTSIDE

Externally the home has a private low maintenance rear garden with a patio seating area immediately accessed from the bi-fold doors of the kitchen. Steps lead to the raised tiered lawn section with wooden boundary and a handy decked seating area with room for a self-contained and bespoke sunroom style studio. To the front the home has ownership of the access driveway and embankment leading up to the home, with parking for multiple vehicles under the enclosed carport.

LOCATION

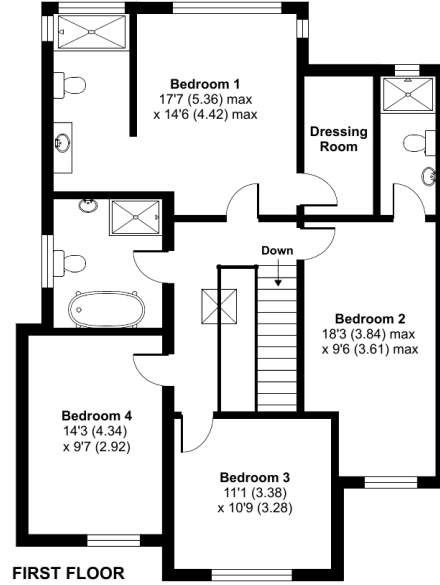
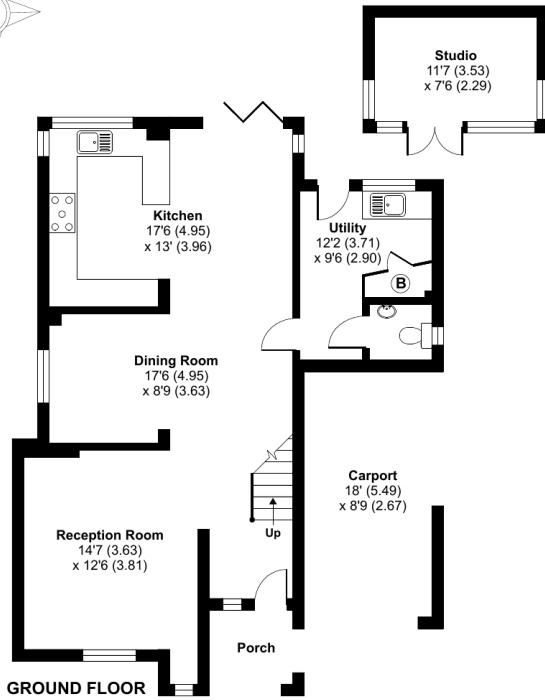
The vibrant and community minded village of Chapmanslade offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury train station.





High Street, BA13

Approximate Area = 1791 sq ft / 166.4 sq m
 Outbuilding = 87 sq ft / 8 sq m
 Total = 1878 sq ft / 174.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Cooper and Tanner. REF: 888057



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