

# The Acorns

Oakhill, BA3 5BT

COOPER  
AND  
TANNER



## £580,000 Freehold

Situated in an elevated position in a popular Mendip village this extended detached four bedroom house offers deceptively spacious and versatile accommodation including master bedroom with ensuite, utility room, single garage, private rear garden and electric car charging point.

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### DESCRIPTION

Approached via the sweeping driveway to the entrance porch which leads into the entrance hall with staircase rising to the first floor, doors to dining room, sitting room and cloakroom. The dual aspect sitting room is "L" shaped with double glazed bay window to the front and double glazed window to rear and ornamental fireplace. The dining room located to the rear leads on to the family sized kitchen / breakfast room fitted with an extensive range of units and work surfaces including single drainer sink unit, ceramic hob, double oven and cooker hood. There is a double glazed window and door to the rear garden and door to the utility room. There is a double glazed window and door to the front, plumbing for washing machine and tiled floor.

On the first floor there are four bedrooms all with built in wardrobes, (three doubles and a good sized single), the master bedroom with an ensuite shower room and a dressing room which is currently used as a study. Completing the accommodation on the first floor is the family sized bathroom with panel enclosed bath, wash hand basin and low level wc.

### OUTSIDE

The sweeping driveway gives access to the parking turning area and single garage. The front garden comprises a well stocked rockery for low maintenance. There is pedestrian side access to the rear garden. The rear garden is terraced with the higher level providing lawn, pond, vegetable garden planted with a variety of plants, shrubs and trees. The garage has power and light connected with up and over door. There is an external electric car charging point.

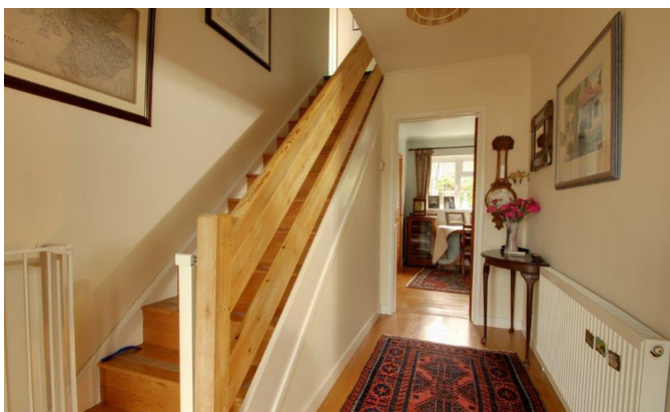
### LOCATION

Oakhill lies within easy commuting distance of Bristol, Bath, Wells Shepton Mallet and Frome. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol. Within the village is a doctor's surgery, village church, village hall, a village foodie pub, the Mendip Inn restaurant and an excellent primary school.

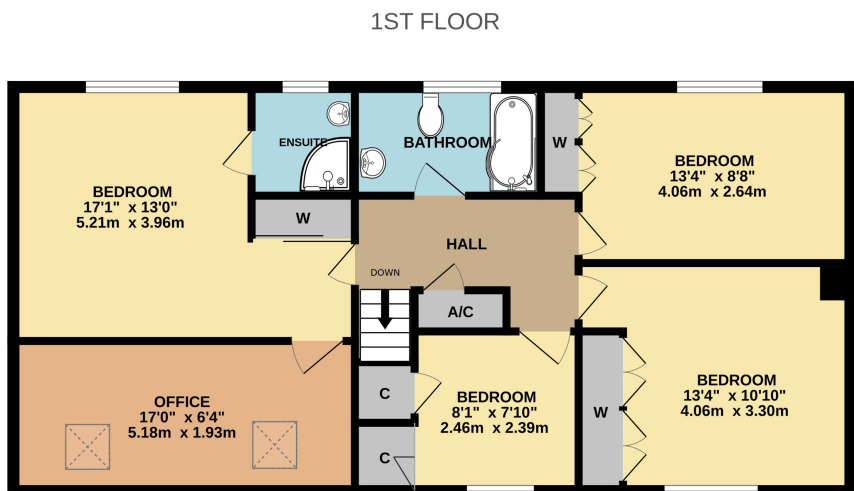
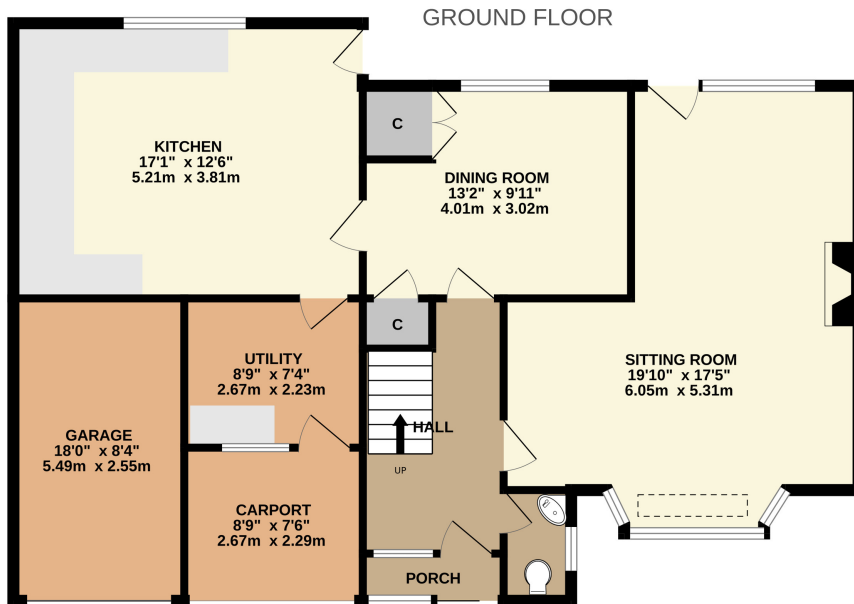
### DIRECTIONS

Leave Shepton Mallet heading north on the A37. Take the 2nd turning right signposted to Bath. On entering the village and the 30 mile speed limit, take the 1st turning left into the High Street. Continue along this road and on into Little London. The property will be seen on the right hand side just before the bus stop.

### COUNCIL TAX E AND FREEHOLD







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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