

Zion Hill

Clapton, Midsomer Norton, Radstock, BA3
4DZ

COOPER
AND
TANNER



£375,000 Freehold

A mature three bedroom semi detached family home located in a superb village setting with rural countryside views to the front and rear . The property has been well maintained by the present owners and offers light and airy accommodation with driveway parking and gardens to the front and rear.

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DESCRIPTION

A mature three bedroom semi detached family home located in a superb village setting with rural countryside views to the front and rear. The property has been well maintained by the present owners and offers light and airy accommodation with driveway parking and gardens to the front and rear. In brief the accommodation comprises an entrance hall with staircase rising to the first floor landing, sitting room with woodburning stove, a refitted kitchen/diner with a range of fitted wall base units, integrated oven and hob, space for fridge freezer and French doors leading out on to the garden. From the kitchen/diner a door leads through to the rear lobby with a good size utility room with storage cupboard and a downstairs WC. There is also a door from there to the side access. To the first floor there is good size landing, main bedroom with built in wardrobes and two further bedrooms, one having a built in cupboard. In addition to the first floor there is a the family bathroom.

OUTSIDE

To the front of the property there is driveway parking for 2 cars and gardens which are predominantly laid to lawn with two pathways leading to the front entrance porch. Access to the side leads to the enclosed garden at the rear which is encompassed by fencing and walling with a paved seating area, lawned garden, mature flowerbeds and borders, wooden shed, an additional outbuilding and views across the neighbouring countryside.

LOCATION

Clapton is a small sought after hamlet in open countryside on

the edge of the Mendip Hills, around 1 mile from Midsomer Norton. Midsomer Norton is a thriving town in the Mendip District, located only 9 miles south-west of Bath, 16 miles south-east of Bristol and 10 miles north-east of Wells. The town enjoys a wide range of local shops and amenities including supermarkets, doctor's surgery, leisure centre, numerous pubs and restaurants and a selection of excellent state schools; four primary and two large secondary. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. For those that have school age children there is a school bus to both Chewton Mendip Primary School, in Chewton Mendip and The Blue School in Wells (secondary school). For those travelling by train, Bath Spa station (which has 1 1/2 hr direct trains to London Paddington) is situated only nine miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 9 to 12 miles away and are easily accessible.

COUNCIL TAX BAND

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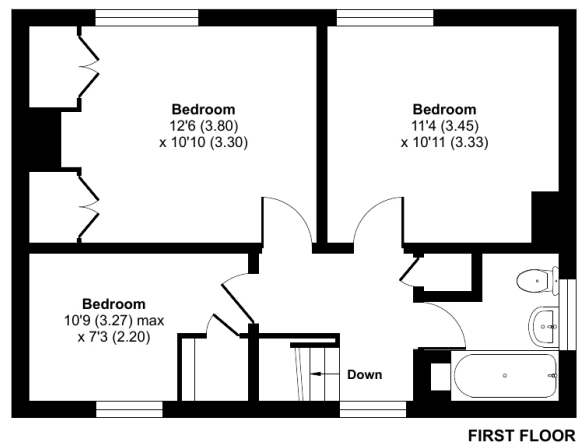
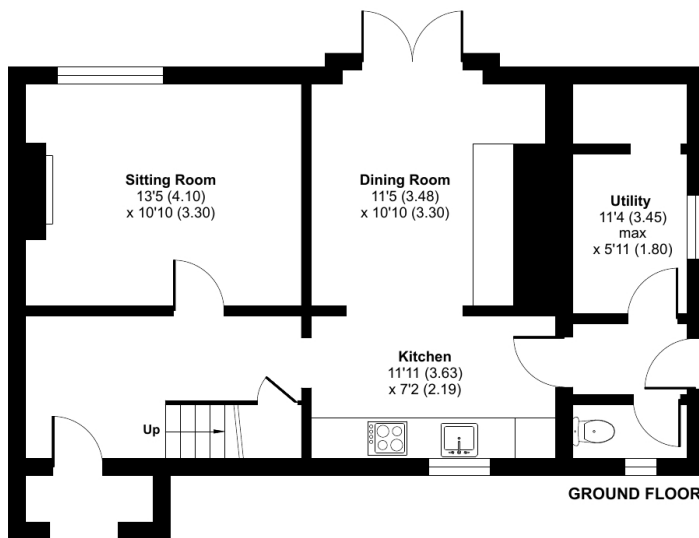




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Approximate Area = 1085 sq ft / 100.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1364078

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