

Greyfield Road

High Littleton, Bristol, BS39 6XZ

COOPER
AND
TANNER



£575,000 Freehold

A beautifully presented and deceptively spacious five-bedroom detached family house, situated in the desirable village of High Littleton and offering superb views to the front overlooking Greyfield Woods and countryside beyond. The property has been extended to the front and rear over the years and internal viewing comes highly recommended to fully appreciate what it has to offer. No onward chain.

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ACCOMMODATION

The spacious, flexible and versatile accommodation of the property is set over two floors and has been extended to the front and rear over the years. The ground floor comprises a spacious entrance hall with a turning staircase rising to the first floor with large storage cupboard beneath, a dual aspect kitchen/diner overlooking the countryside views to the front with Oak cabinets, galaxy granite work tops and a double AEG oven. The dual aspect sitting/dining room has a free standing wood burning stove and French doors leading to the patio area to the front, where views across to Greyfield Woods can be enjoyed. The ground floor also benefits from two double bedrooms and a family bathroom with separate shower cubicle. To the first floor there is a spacious landing area, a master bedroom with a small Juliette balcony overlooking Greyfield Woods and open countryside to the front, two further double bedrooms (one of which is currently used as a home office), and a family bathroom with under floor heating. Throughout the upstairs to the accommodation there is access into the eaves providing ample storage space.

OUTSIDE

To the front of the property there is a driveway with ample parking space for up to 4 cars and a detached single garage which benefits from an electric

car charging point. There is a spacious raised patio area to the front of the property, ideal for al-fresco dining and enjoying the wonderful views across neighbouring farmland towards Greyfield Woods. Side access via a wooden gate leads to the enclosed gardens to the rear which are encompassed by fencing with a good sized seating area of fossil sandstone, lawned level gardens and a wide selection of borders housing mature shrubs, plants and bushes.

Council Tax - Band D - BANES

LOCATION

High Littleton is a village and civil parish in Somerset, England, about 1.2 miles (1.9 km) north of Paulton and 7.5 miles (12 km) south-west of Bath. The parish includes the small village of Hallatrow and the hamlets of White Cross, Greyfield and Mearns; the northeastern part of High Littleton village is known as Rotcombe. High Littleton and Hallatrow are on the A39 Wells-Bath road, which is crossed by the A37 Shepton Mallet to Bristol road at White Cross. There is a Church of England Voluntary Controlled primary school (4-11 years) in the village, together with several pubs and shops.

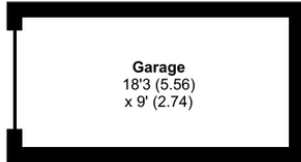




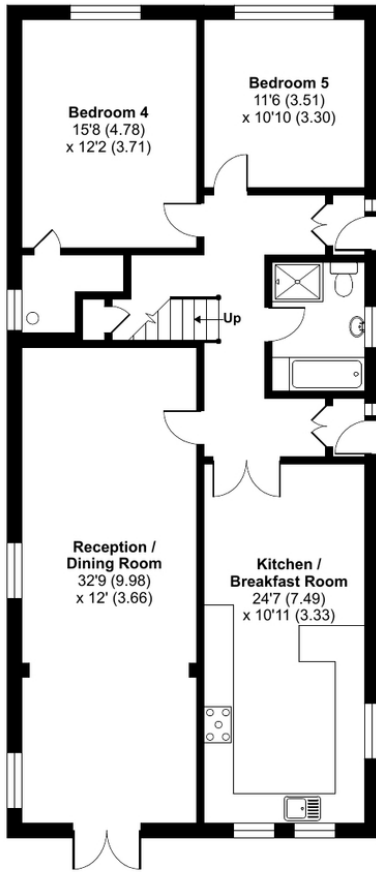
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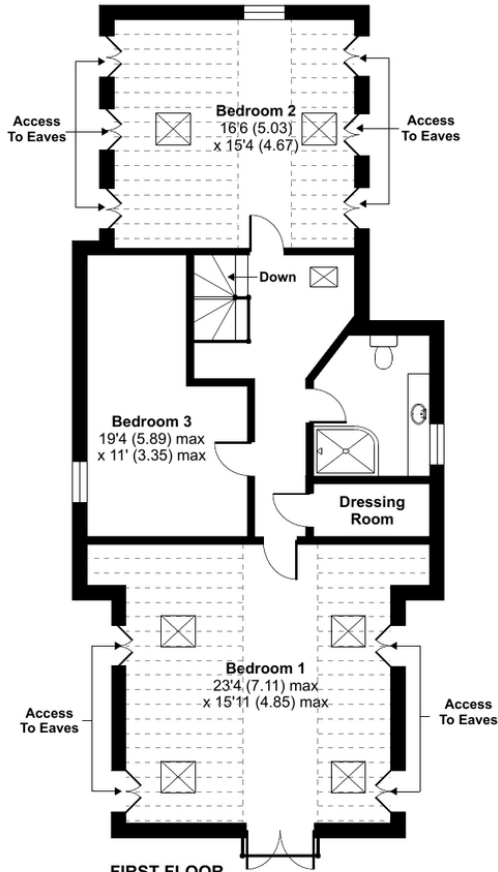
Approximate Area = 1854 sq ft / 172.2 sq m
 Limited Use Area(s) = 509 sq ft / 47.2 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 2528 sq ft / 234.8 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 973900

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