

# Brittens Hill

Paulton, Bristol, BS39 7PE

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## £575,000 Freehold

A deceptively spacious and extended, five bedroom detached family home located towards the outskirts of the village, yet within walking distance of local amenities and schooling with open countryside just a short distance away. The property is being offered for sale with no onward chain and benefits from a double garage, ample gravelled parking for numerous vehicles and enclosed westerly facing gardens. Viewing comes highly recommended.

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 5  2  2 EPC E

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### DESCRIPTION

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### OUTSIDE

The property is approached through double gates leading onto the ample gravelled parking area with access to the double garage. There is an additional set of double gates which means there is an in and out driveway should you wish and there is a selection of mature trees, shrubs and bushes, all encompassed by walling and hedging. Side access to either side of the property leads to the enclosed westerly facing gardens to the rear. These gardens are encompassed by walling, hedging and fencing with lawned gardens, block paved pathways and seating areas, raised flowerbeds and borders, an additional paved seating area, wooden shed and greenhouse.

### LOCATION

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & Northeast Somerset. Paulton is a former coal-mining village and the name Paulton is thought to have derived from the word 'peall' meaning village on the hillside. There are many groups and clubs active in the village, including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the community. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations.

### COUNCIL TAX BAND

E





## Honeybank, Brittens Hill, Paulton, Bristol, BS39

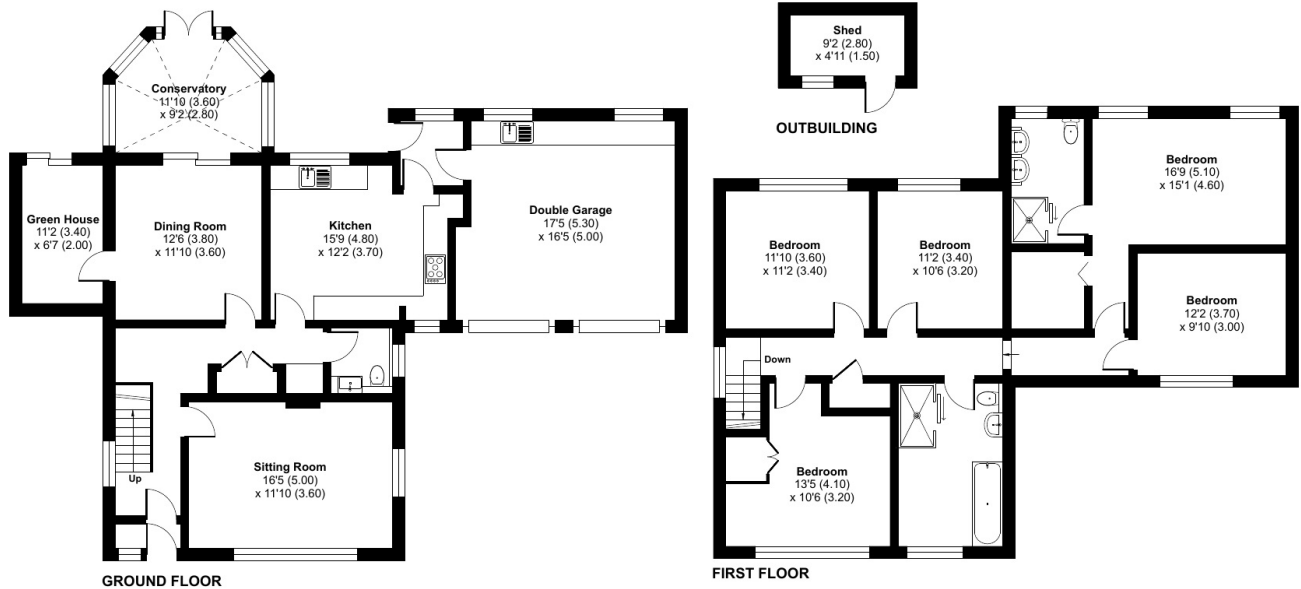
Approximate Area = 2069 sq ft / 192.2 sq m

Garage = 274 sq ft / 25.4 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 2388 sq ft / 221.7 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1176782

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