

# Pickford Fields

Chilcompton, Radstock, BA3 4XU

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## £450,000 Freehold

An extended and extremely well presented four bedroom semi detached family home location on a small select development on the edge of this popular Mendip village. The property enjoys views of open countryside from the first floor and benefits from allocated parking, a single garage and enclosed gardens to the rear. Viewing comes highly recommended.

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### BA3 4XU

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### DESCRIPTION

An extended and extremely well presented four bedroom semi detached family home location on a small select development on the edge of this popular Mendip village. The property offers spacious and flexible accommodation arranged over two floors and enjoys views of open countryside from the first floor and benefits from allocated parking, a single garage and enclosed gardens to the rear. In brief the accommodation comprises an entrance hall with a cloakroom leading off, a good size storage cupboard and a turning staircase rising to the first floor landing. From the entrance hall, doors lead to the kitchen and lounge/diner. The kitchen has a wide range of fitted wall and base units with integrated appliances and part glazed french doors leading into the lounge/diner. Located to the rear of the property, the lounge/diner is approximately 27ft in length with wooden flooring and french doors leading out onto the garden. To the first floor there is the main bedroom with walk in wardrobe and an en-suite shower room, three further bedrooms, one currently being used as a second sitting room and a family bathroom. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a block paved driveway providing parking for 1 car which in turn leads to the single garage and there is pathway leading to the front entrance with a low maintenance flowerbed housing a selection of plants and shrubs. To the rear of the property, the gardens are encompassed by walling and fencing with a paved seating area, lawned garden, raised flowerbed and a wooden path

leading to the decked seating area to the rear of the garden. From the garden there is a personal door leading into the rear of the garage. There is an additional parking space to the rear of the garage.

### LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The nearby town of Midsomer Norton and the world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Therae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

### COUNCIL TAX BAND

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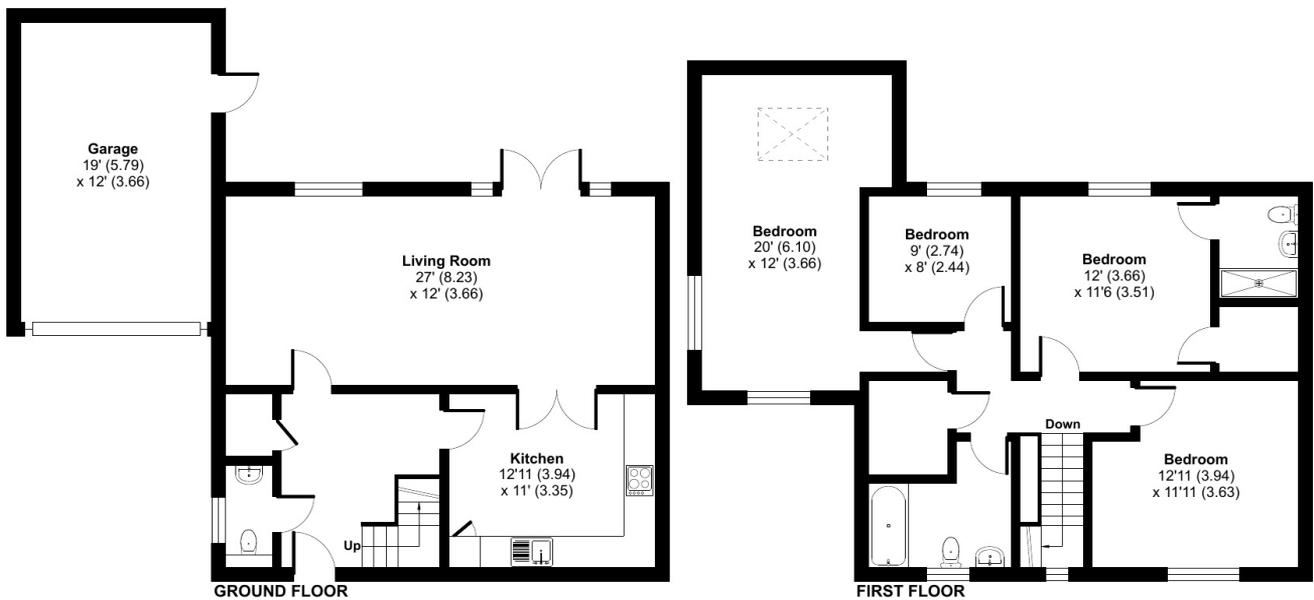
## Pickford Fields, Chilcompton, Radstock, BA3

Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 1719 sq ft / 159.6 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1125893

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