

The Cottage,

Oakhill, BA3 5HT

COOPER
AND
TANNER



£430,000 Freehold

A deceptively spacious and characterful three bedroom house presented in very good order throughout with modern kitchen and first floor shower room, enclosed sunny rear garden, 25' long garage with adjoining office / gym. Internal viewing highly recommended.

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 3  1  1 EPC D

£430,000 Freehold

DESCRIPTION

This deceptively spacious and beautiful three bedroom cottage is nestled in the very heart of Oakhill village. Lovingly updated by the current owners, the property offers a seamless blend of period character and modern comfort, with generous living areas, a landscaped rear garden, and the advantage of a 25' garage with an adjoining office or gym.

Upon entering the property, you are greeted by a bright and generously proportioned dual aspect sitting room, complete with a log burner set within the original fireplace surround – perfect for creating a cosy, inviting atmosphere. To the rear of the ground floor is a spacious dining area, which flows through an archway into the recently refitted kitchen. Designed to complement the cottage's traditional charm, the kitchen features solid wood block work surfaces, integrated appliances including a washing machine, dishwasher, fridge / freezer as well as a Rangemaster cooker with canopy extractor. Stripped wooden stable doors lead into a delightful conservatory featuring exposed stonework and French doors that open onto the garden, creating an ideal space for relaxing with family and friends. Throughout the ground floor, the character continues with details such as an original ceiling beam, built in recesses, decorative panelling and newly fitted plantation blinds set into the arched surrounds. A large built in cupboard adds valuable storage

Upstairs, the property offers two double bedrooms, both with built in storage, along with a third, well – sized single bedroom positioned to the front. The recently refitted family shower room has been finished to a modern standard, featuring a white suite with wash hand basin set in a vanity unit, a low level wc and a shower cubicle with sliding doors. The fully tiled floor and partial tiling to the walls complete the contemporary feel.

OUTSIDE

Externally the rear garden has been thoughtfully landscaped, it includes a central lawn, a pergola covered paved seating area with a flourishing grapevine and a tucked away lawn section, all surround by colourful and mature planting. At the far end of the garden a 25'2" x 9'2" garage provides secure off street parking and a versatile office / gym (9'4" x 7'10") an ideal space for remote working or fitness. This outbuilding has a recently replaced roof and certified electrics (documentation available from the sellers upon request). The timber shed provides further storage. There is a greenhouse and a discreet area which has been set aside for household waste / recycling. A side gate leads out to additional off street parking.

ADDITIONAL INFORMATION

Mains gas; electricity, water and drainage are connected. Council Tax Band D. We would like to advise prospective purchasers this property has a flying freehold with Batch Cottage.

LOCATION

The pretty village of Oakhill lies to the Eastern side of the Mendips Hill and is within commuting distance of Wells, Shepton Mallet, Frome and Midsomer Norton as well as the larger centres of Bath and Bristol. The village offers a range of amenities including a doctors surgery, primary school, parish church, village hall, recreational field as well as The Oakhill Inn - a country foodie public house.

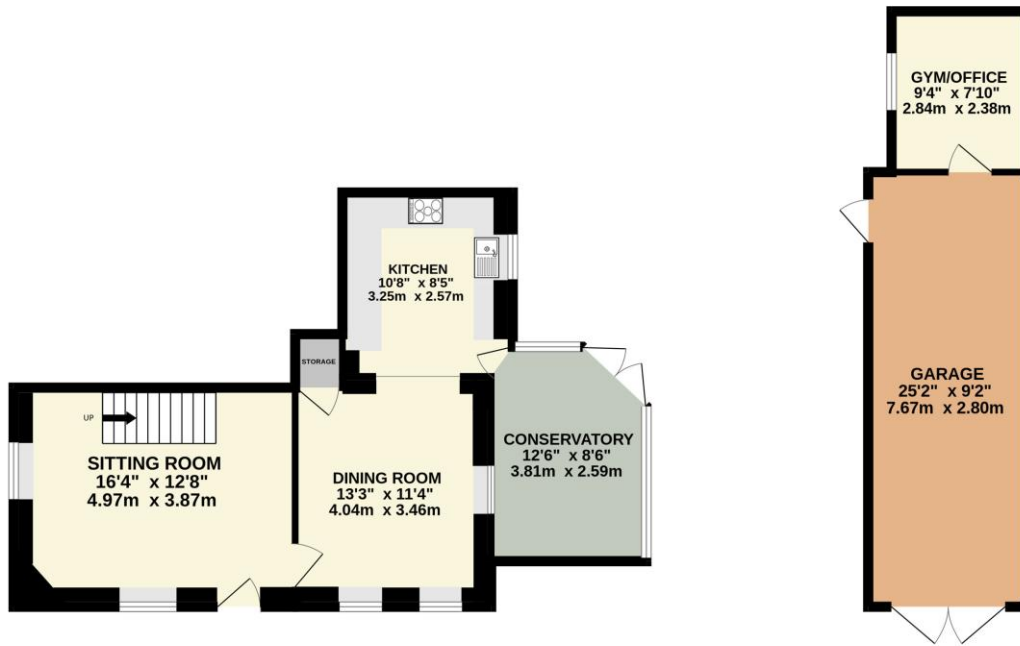
DIRECTIONS

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, the house will be seen the 1st house on the right hand side, on the corner.

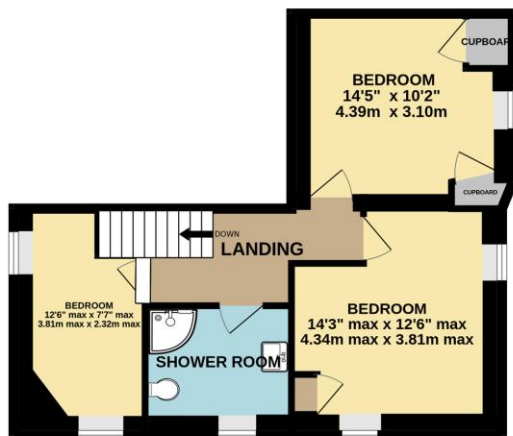




GROUND FLOOR



1ST FLOOR



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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