

5 Pickford Fields

Chilcompton, BA3 4XU

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£645,000 Freehold

Welcome to this stunning executive-style family home set on an exclusive development of just twelve properties, and set within a cul-de-sac. Built four years ago by well renowned developers, Ashford Homes, this property has been designed and finished to their high specification and exacting standards. One of the standout features of this property is its open outlook over countryside to the rear, providing you with a peaceful and tranquil environment to relax in. Whether you're a nature lover or simply enjoy a beautiful view, this property is sure to impress.

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ACCOMMODATION

This executive-style family home boasts tastefully presented living accommodation, with an impressive entrance hallway leading to a bright and airy bay fronted lounge and a separate reception room with patio doors out to the garden. The fully equipped kitchen/breakfast room is perfect for hosting dinner parties or family gatherings with plenty of space for cooking and entertaining, and featuring contemporary fitted units, integrated appliances, and an island with a breakfast bar. There is also a useful Utility Room and ground floor Cloakroom/WC. Upstairs, the property boasts four spacious bedrooms, a well-appointed family bathroom, and an En-suite shower room. The modern fitted shutters on many of the windows and patio doors add an extra touch of elegance to this beautiful property. On both floors of the house is under floor heating which allows furniture to be placed anywhere without the need for radiators on the wall.

OUTSIDE

The property features a brick paved driveway providing ample parking space and access to the double garage which has two metal up and over doors, power & light, and plenty of roof storage space. The rear garden is another great space for entertaining, offering stunning countryside views, and is fully enclosed by fencing with a large patio area and pedestrian access to the garage.

Council Tax Band 'F' - Mendip District Council

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, church, recreation ground together with the Redan Inn, which in recent years has won several awards.

The village is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae 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 which currently has an 'outstanding' Ofsted rating. 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. The property is just 4 miles from Babington House and Spa.

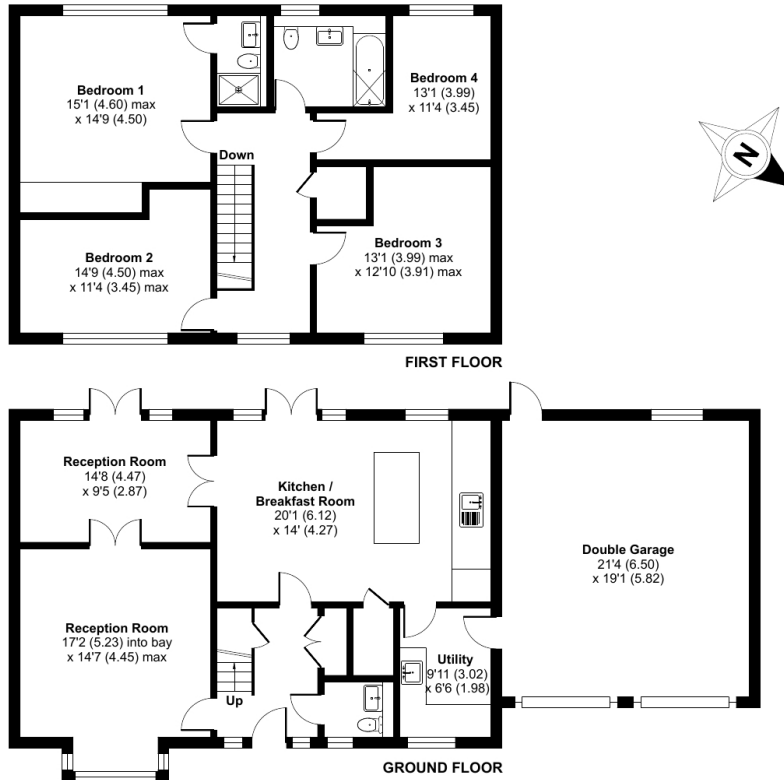




Pickford Fields, Chilcompton, Radstock, BA3

Approximate Area = 2195 sq ft / 203.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Cooper and Tanner. REF: 999384

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