

Bakers Lane

Chilcompton, Radstock, BA3 4EW

COOPER
AND
TANNER



£750,000 Freehold

A deceptively spacious six bedroom detached family home having accommodation arranged over three floors set within gardens and grounds of approximately 0.6 of acre in the sought after village of Chilcompton. There is a detached double garage, ample driveway parking and mature gardens to the rear. Internal viewing comes highly recommended.

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DESCRIPTION

A deceptively spacious six bedroom detached family home having accommodation arranged over three floors set within gardens and grounds of approximately 0.6 of acre in the sought after village of Chilcompton. There is a detached double garage, ample driveway parking and mature gardens to the rear. The property offers light and airy accommodation and enjoys views to the rear across neighbouring countryside and beyond. In brief the accommodation comprises a good sized entrance hall with a turning staircase rising to the first floor with large picture window, a dual aspect sitting room with a feature fireplace and inset wood burning stove. There are sliding patio doors from the sitting room leading out on to the paved terrace and glazed inner doors into the dining room which also have sliding doors to the patio. There is a kitchen/breakfast room with a range of fitted wall and base units with integrated appliances and worktops over. There is a useful utility room with ample storage and a downstairs WC. To the first floor there is the main bedroom with fitted wardrobes and has an en-suite bathroom with separate shower cubicle. In addition to the first floor, there are stairs rising to the second floor, three further bedrooms and a family bathroom. To the second floor there is a landing area with doors into the eaves, two good size double bedrooms, both having access into the eaves storage and a shower room. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

The property is approached over a shared driveway which leads to the detached double garage and driveway parking for several vehicles. There is a paved pathway with side access leading to the raised terrace at the rear of the property. Steps lead down from the patio area onto the lawned gardens which gently slope away with a selection of mature trees, shrubs and bushes. There is a gateway at the bottom of the garden which opens up into the adjoining woodland.

LOCATION

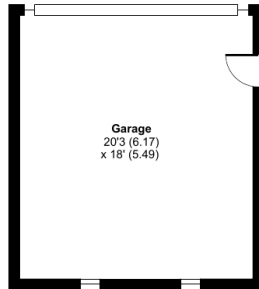
Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The 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. 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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Garage
20'3 (6.17)
x 18' (5.49)

Bakers Lane, Chilcompton, Radstock, BA3

Approximate Area = 2404 sq ft / 223.3 sq m

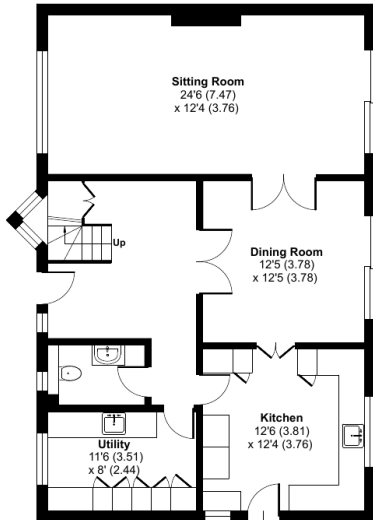
Limited Use Area(s) = 244 sq ft / 22.6 sq m

Garage = 366 sq ft / 34 sq m

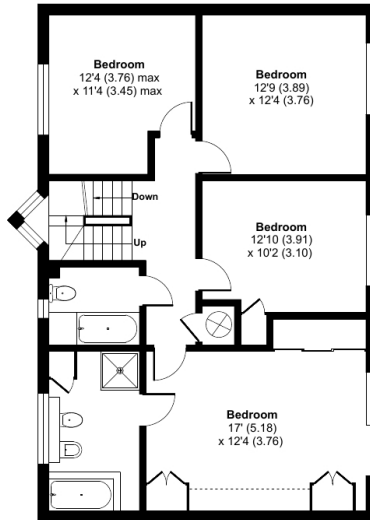
Total = 3014 sq ft / 279.9 sq m

For identification only - Not to scale

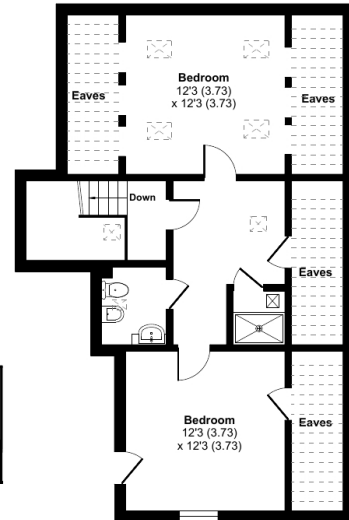
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecorm 2024. Produced for Cooper and Tanner. REF: 1204763

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