



Broadfields, Britannia Close, Chilcompton, BA3 4LB

£1,075,000 Freehold

COOPER
AND
TANNER



Broadfields, Britannia Close Chilcompton, Nr Bath, BA3 4LB

 5  3  3 EPC D & C (Main House and Annex)
£1,075,000 Freehold

DESCRIPTION

An impressive and versatile detached residence set in grounds of circa 2.05 acres in the desirable village of Chilcompton. This beautifully presented property is accessed via a quiet lane and benefits from four bedrooms (one ensuite), stunning open plan kitchen/dining/sitting room with bi-fold doors to the professionally landscaped gardens, utility room, snug, downstairs cloakroom and study. A one bedroom annex with shower room, sitting room/kitchenette and separate entrance adjoins the house and can either be shut off to form separate accommodation or left open to the rest of the house - ideal for multi-generational living or income potential. The grounds feature a double garage, parking area and sweeping driveway leading to the rear of the property with large wooden outbuilding, lawned area of garden and gated paddock.

Upon entering the property is a welcoming hallway with bespoke beech cupboards, ideal for coats shoes and day to day storage. Leading off the hall is a well-appointed cloakroom with hidden cistern WC, vanity basin and attractive textured tiles. To the front of the house, with view over the garden, is the snug. this versatile space could also be used as a gym, playroom or second study. Across the hall is the splendid, open plan kitchen/dining/sitting room. This wonderful space naturally divides into three distinct areas with the dining room to the front offering space for a dining table to seat ten to twelve people comfortably, a window overlooking the front gardens and having space for additional furniture. The kitchen, which lies at the heart of the home, is open on three sides, making it a lovely space from which to entertain. The kitchen, with limestone floor, comprises a range of bespoke cabinetry with beech doors and drawers, double Belfast sink, granite worktops, built-in dishwasher, built-in microwave, space for a gas range cooker, extractor hood, space and plumbing for an American style fridge freezer and open shelving on three sides. The utility room, with Chinese slate floor, benefits from underfloor heating, sink, useful cupboards and a new ideal boiler (January 2026). There is space and plumbing for both a washing machine and tumble dryer along with a door to the garden. Open

to the kitchen is the sitting room, a bright and airy space with vaulted ceiling, two Velux windows, 'Bruce Monroe' lighting, 'Viking' contemporary woodburning stove, 'party bar' with space for stools, discreet 'party lighting' and a wall of bi-folding doors opening to the stunning pond and surrounding gardens. This dual aspect room has plenty of space for comfortable seating and a door leading to the glass link. The glass link is a bright space with Velux window and a wall of glazing looking out the gardens. From here a door leads back to the hall, a further door opens to the garden, and a glazed door opens to the study. The study is again well-appointed with bespoke cabinetry, desk and shelves, along with a glazed door and panel offering views over the garden- making it an idyllic spot to work from home. At the far end of the glazed link is a door, which can be locked from either side, which leads to the annex.

From the main entrance hall, stair rise to the first floor landing with shelved airing cupboard, ideal for towels and linens. The principal bedroom is a comfortable double with coved ceiling, window to the front and bespoke beech wardrobes, drawers and TV cabinet. The ensuite comprises; a hidden cistern WC, vanity basin, illuminated mirror and storage cupboard. There are two further double bedrooms, both with coved ceilings, one with a front aspect and one looking out to the gardens and paddock to the rear. The fourth bedroom is a cosy double or generous single and has a built-in cupboard housing the hot water cylinder. A large window to the rear offers views over the garden, paddock and surrounding countryside. The family bathroom comprises, bath with overhead shower, hidden cistern WC, vanity basin and wall cupboard.

THE ANNEX

The annex, which has a separate entrance to the side, has a hall with tiled floor and Velux window. The dual aspect double bedroom, with French doors leading out to a seating area, has views over the rear gardens, and features a gas stove, giving the option of being used as a further reception room, if desired. The sitting room, again with a dual aspect has window to the front and









THE ANNEX (continued)

side. At one end is a neat kitchenette with built-in Neff microwave, two ring induction hob, sink and space for both an undercounter fridge and a washing machine. This fabulous addition offers scope for multi-generational living or to close off from the house to use as a holiday let, creating additional income.

OUTSIDE

To the front is a parking area for four cars leading to the double garage which benefits from light and power and has an 'up and over' door. From the parking area steps lead up to the front door. The front garden is mainly laid to lawn with mature trees and borders of mature shrubs and spring planting. At the front of the house, discreetly tucked away, are outside taps with hot and cold running water and the ideal spot to rinse off dogs and/or welly boots after muddy walks!

The rear garden was designed by the late Hannah Genders - an award winning garden designer at RHS Chelsea. This wonderful space features an attractive pond with UV filters, lighting, stepping stones and water feature. A paved patio offers space for outdoor furniture and entertaining. To one side is a pergola planted with wisterias in two colours and providing wonderful display during late spring/early summer. A further seating area can be accessed from the glass link and annex. To one side of the house is a gravelled path and storage area and to the other is a gravelled path, vegetable beds and entrance to the annex. The garden benefits from outdoor lighting and electrical points. From the patio, sleeper steps with pebble infill lead up through a woodland bank to the rear drive and a large expanse of lawn planted spring bulbs and mature trees, including oak. In one corner a gate opens to the level paddock, ideal for a pony, sheep or goats.

A sweeping drive leads round to the rear of the house giving access to a large wooden workshop/garage and further parking area.

Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold

LOCATION

Chilcompton has a mini supermarket with off licence and post office, doctors' surgery, two public houses, a popular café, petrol station, village hall with a busy programme of social clubs and activities, a sports club offering football, cricket, tennis, netball and a social venue. There is also a church, well-regarded primary school, childrens' centre and nursery. The village is conveniently located for commuting between Wells, Bath, Bristol and Frome. There are good road and bus connections to Bristol and Bath, the motorway system and Bristol Airport (35 minutes).

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there are Leisure Centres in Midsomer Norton, Writhlington and Wells offering a variety of recreational facilities. Private members club, Babington House is a 10 minute drive.

There are five good comprehensive schools within easy reach and public schools at Downside Abbey and Bruton, with Independent Millfield School, Wells Cathedral and several schools in Bath easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 to Chilcompton. Upon entering the village continue for approx 1 mile and turn left (opposite the co/op) into Bakers Lane. Continue for approx 400m and follow the road round to the left where it becomes Bowden Hill. At the bottom of the hill turn left into Britannia Close and the property is the second property on the right.

REF:WELJAT16022026



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)

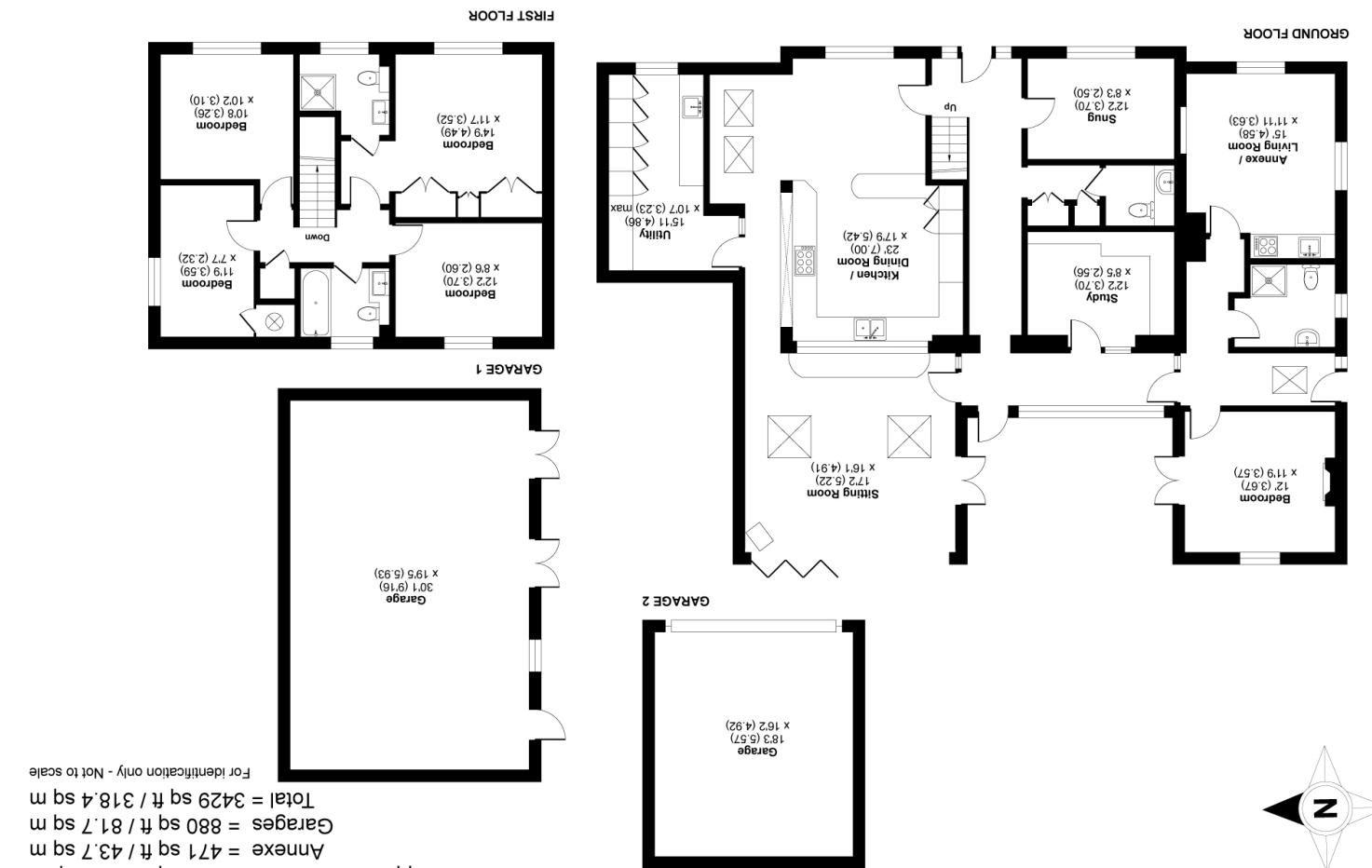


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WELLS OFFICE

 Floor plan produced in accordance with RICS Property Measurement Standards (PM2 Residential). REF: 1401330
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