

Rock Road

Chilcompton, Radstock, BA3 4HX

COOPER
AND
TANNER



£375,000 Freehold

A modern three bedroom detached house located at the end of this quiet cul-de-sac overlooking farmland, situated in the sought after Mendip village of Chilcompton. The property is being offered for sale with no onward chain and benefits from a single garage, driveway parking and an enclosed garden to the rear.

Rock Road

Chilcompton, Radstock

BA3 4HX

 3  1  2 EPC C

£375,000 Freehold

DESCRIPTION

A modern three bedroom detached house located at the end of this quiet cul-de-sac overlooking farmland, situated in the sought after Mendip village of Chilcompton. The property is being offered for sale with no onward chain and benefits from a single garage, driveway parking and an enclosed garden to the rear. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor landing and a cloakroom leading off, refitted kitchen having a range of grey high gloss wall and base units with worktops over and an integrated oven and hob, with space for further appliances. The sitting room is located to the rear of the property and has a door leading out on to the garden. To the first floor there are three double bedrooms and a family shower room. Two of the bedrooms have fitted wardrobes.

OUTSIDE

The property is approached through a small residential development and the property offers block paved driveway parking and a single garage. There are low maintenance gravelled gardens to the rear with steps leading up to the front door. Side access to the left of the property leads through to the enclosed westerly facing rear garden via a wooden gate. There is a paved seating area, lawned garden and mature borders housing a selection of plants and shrubs. The gardens are

encompassed by fencing and enjoy views over the neighbouring farmlands.

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

D





Westmead, Rock Road, Chilcompton, Radstock, BA3

Approximate Area = 894 sq ft / 83 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1084 sq ft / 100.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1369526

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

