

# Zion Hill

Oakhill, BA3 5AN

COOPER  
AND  
TANNER



## Offers in Excess of £225,000 - Freehold

A delightful two bedroom cottage located in a sought-after address within the pretty Mendip village of Oakhill, with many characterful features, the property has off road parking and a superb roof terrace.



# Zion Hill Oakhill BA3 5AN

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## £225,000 Freehold

### DESCRIPTION

A delightful two bedroom cottage located in a sought-after address within the pretty Mendip village of Oakhill with many characterful features, the property will appeal to a variety of purchasers.

The front door opens into a good size sitting room which has been tastefully finished with exposed beams, wooden floor and inset wood burner. Adjoining the sitting room is a separate dining room with tiled floor and French windows, which could also be used as a home office or additional living area if desired. At the rear of the property is a 'cottage-style' kitchen, which incorporates a range of bespoke units, single drainer sink unit, under stairs cupboard and space for cooker. (\*A double glazed door from the kitchen provides maintenance access to the back of the property). On the first floor, there are two bedrooms, one single and a good size double with mezzanine floor providing storage and access to roof space. A cupboard on the landing houses the boiler for the gas central heating. The bathroom is well-appointed with bath and separate shower cubicle. A staircase from the first floor then continues up to the roof terrace. At the front of the property there is an area of off road parking. The roof garden enjoys a good amount of privacy, can accommodate a table and chairs and provides a unique space for entertaining.

### LOCATION

The village of Oakhill, lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. Within the village there are two excellent pubs, both of which offer superb food - The Mendip Inn which is located on the A37 and the award winning Oakhill Inn on Fosse Road. The village also has a doctor's surgery, two churches, village hall and recreation field, plus an excellent primary school. Sporting and leisure 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 is a Leisure Centre in Wells offering a variety of recreational facilities.

### DIRECTIONS

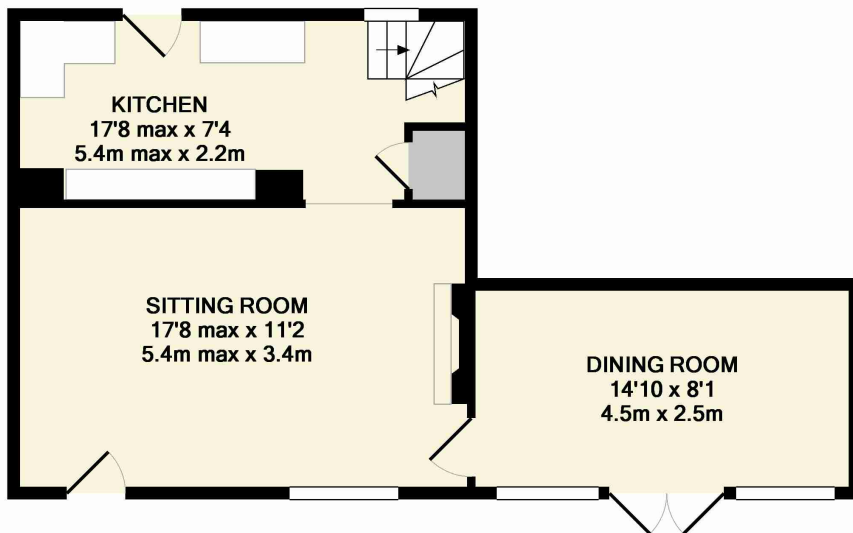
From Shepton Mallet, proceed north on the A37, along Long Hill. Take the 2nd turning right onto the A367 (signposted Oakhill). Turn left opposite The Oakhill Inn onto the High Street. Continue for a short distance and turn right into Zion Hill. Continue upwards, the property will be seen on the left hand side just before the village hall.



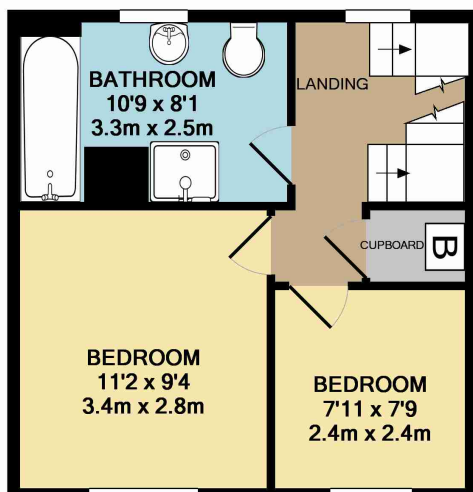




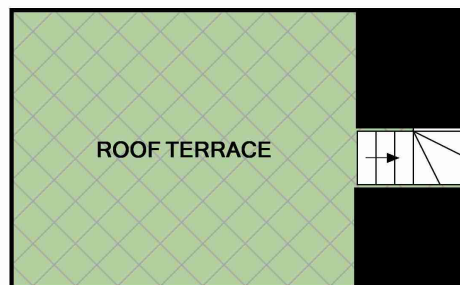




GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)



ROOF TERRACE  
APPROX. FLOOR  
AREA 0 SQ.FT.  
(0.0 SQ.M.)

THE COTTAGE, ZION HILL, OAKHILL  
TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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