

Mattick Mead

Chilcompton, Radstock, BA3 4FU

COOPER
AND
TANNER



£550,000 Freehold

A superb detached family home, built by Taylor Wimpey in 2016, situated in a quiet cul de sac location within the sought after Mendip village of Chilcompton. The property offers a detached double garage with driveway parking to the front and an enclosed westerly facing garden to the rear. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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EPC B

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DESCRIPTION

A superb detached family home, built by Taylor Wimpey in 2016, situated in a quiet cul de sac location within the sought after Mendip village of Chilcompton. The property offers a detached double garage with driveway parking to the front and an enclosed westerly facing garden to the rear. There are solar panels attached to the south and west side of the property with battery storage. In brief the accommodation comprises a spacious entrance hall with a downstairs WC leading off and a turning staircase rises to the first floor landing, sitting room with double internal doors leading into the playroom/snug which has French doors to the rear garden. The 20ft kitchen/breakfast room has a range of fitted wall and base units with integrated double oven, gas hob, fridge/freezer and dishwasher. Access from here via French doors lead to the garden. A door from the kitchen/breakfast room leads to a useful utility room with door to the outside. In addition to the downstairs there is a good sized study. To the first floor there is a half galleried landing, main bedroom with built in wardrobes and an en-suite shower room, three further double bedrooms, one with en-suite shower room and an additional family bathroom with separate shower cubicle. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there is driveway parking for 2 vehicles in front of the detached double garage. There is a paved pathway leading to the front door with decorative gravel to either side. Side access via a personal gate leads through to the enclosed westerly facing rear garden. Being encompassed by fencing and hedging, the gardens enjoy a large paved seating area, level lawn, raised flowerbeds and borders housing a selection of plants and shrubs. There is access from the green space at bottom of the road down to the valley, lovely for dog walks and easy access from there to two local pubs.

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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AGENTS NOTE

There is a management company in place which maintains the upkeep of the roads and green spaces. The annual charge for this £337 paid to Green Square Accord.





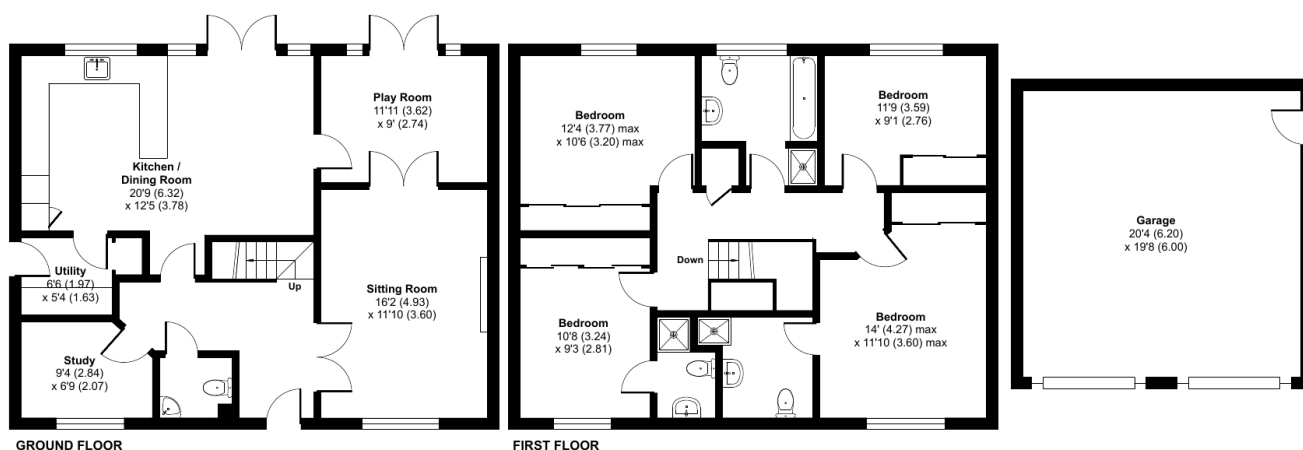
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Approximate Area = 1696 sq ft / 157.5 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2096 sq ft / 194.6 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: 1358302

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