

# The Old Police House

Oakhill, BA3 5AU

COOPER  
AND  
TANNER



**£650,000 Freehold**

An extended and deceptively spacious family home with mature south facing rear gardens set in the heart of this popular Mendip village. Having undergone an extensive programme of works over the years by the current owners there is still the opportunity for new owners to personalise the accommodation even further.

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### DESCRIPTION

A spacious porch leads into the entrance hall where stairs lead to the first floor with under stairs cupboard and doors lead to the principal rooms. The sitting room has a feature fireplace with woodburning stove, double glazed french doors to the garden and a door to the Snug which has bifold doors to the conservatory. Located also at this end of the hall is the dining room. This room offers versatile space and could be used as an office or music room. The open plan kitchen / dining / family room is the focal point of the house and is fitted with an extensive range of cabinets with granite work tops incorporating Belfast sink, an island unit, range cooker, canopy, integrated dishwasher, tiled floor with underfloor heating and space for free standing fridge /freezer. Bifold doors lead out to the paved terrace and rear gardens. There is also a well organised utility room with plumbing for a washing machine, space for tumble drier, door to modern fitted cloakroom and door to garage and workshop. Also on the ground floor is the conservatory which requires attention or replacing. On the first floor there are three good sized double bedrooms and a good sized single bedroom. The master bedroom has a large ensuite bathroom with separate shower cubicle. The second bedroom has a walk in wardrobe which could be converted into an ensuite. The family shower room is fitted with a modern white suite. The property is heated with a gas fired radiator system.

### OUTSIDE

Approached across a surfaced driveway providing parking for several vehicles and giving access to the garage and the entrance door. The rear gardens are south facing and comprise a paved terrace with steps leading up to lawn with beds well stocked with a beautiful mixture of mature shrubs and herbaceous plants. There is a raised fish pond. The gardens extend to the side and front of the property.

### LOCATION

The pretty village of Oakhill lies to the Eastern side of the Mendips Hill and is within commuting distance of Wells, Shepton Mallet, Frome and Midsomer Norton as well as the larger centres of Bath and Bristol. The village offers a range of amenities including a doctors surgery, primary school, parish church, village hall, recreational field as well as The Oakhill Inn - a country foodie public house.

### DIRECTIONS

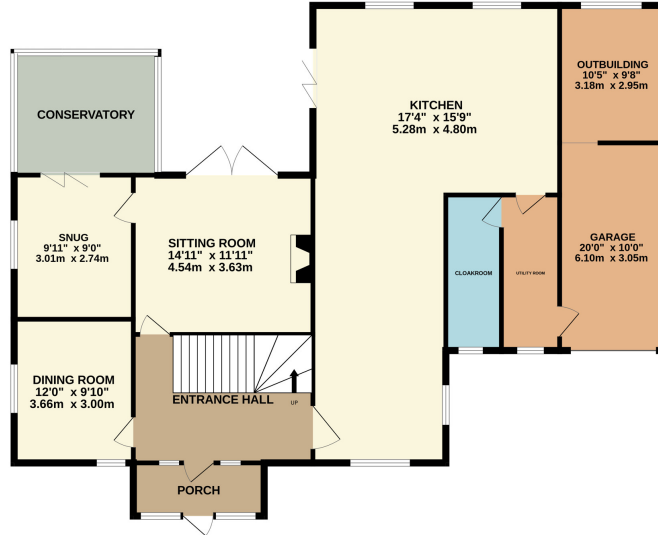
Leave Shepton Mallet heading north on the A37. Take the 2nd turning right signposted to Bath. On entering the village and the 30 mile speed limit, take the 1st turning left. Proceed along the High Street and on into Little London. Old Police House will be seen a short distance along on the left hand side as indicated by our For Sale board.



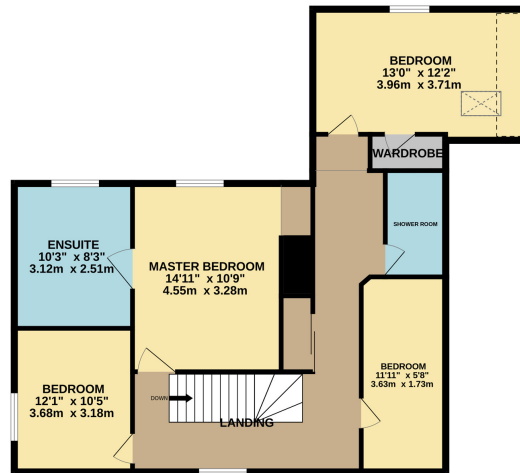




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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