

Pound Lane

Oakhill, Radstock, BA3 5BG

COOPER
AND
TANNER



£449,950 Freehold

A charming and extended, three bedroom semi-detached country cottage located on the outskirts of this popular Mendip village, offering rural views of open countryside to the front and rear, enclosed gardens and off road parking. Viewing comes highly recommended.

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EPC TBC

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DESCRIPTION

Located in a quiet semi rural location and enjoying views across neighbouring countryside to the front and rear, this extended semi detached character property offers spacious and flexible living accommodation arranged over two floors. The property retains its period features throughout and benefits from double glazing, oil fired central heating, off road parking and enclosed gardens to the rear with spacious workshop. In brief the accommodation comprises entrance porch leading into the inner hallway with tiled flooring and a staircase rising to the first floor, sitting room with fireplace and inset wood burning stove and French doors to the garden, kitchen with a range of fitted wall and base units with worktops over and space for appliances, dining room with fireplace and inset wood burning stove and glazed doors into the superb sun room which offers plenty of light and has bi-folding doors leading out onto the garden. In addition to the downstairs there is a family bathroom. To the first floor there is a good size landing with access into the attic space which is currently being used as an office space, dual aspect main bedroom, two further double bedrooms and a bathroom.

OUTSIDE

To the front of the property there is a parking area for up to 2 cars and steps up lead to the front entrance porch and a side access leading to the enclosed rear garden.

The gardens to the rear enjoy a sunny aspect and are predominantly laid to lawn with a wide range of mature flowerbeds and borders housing a selection of trees, shrubs, plants and bushes. There is a good sized paved seating area, vegetable garden, wood store and a very useful workshop which could easily be used as a home office or outside entertaining space. Views from the rear of the garden look over neighbouring fields.

LOCATION

The pretty 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. There is also a regular coach service from Shepton Mallet to Hammersmith. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village there is a doctors' surgery, churches, village hall and recreation field and a public house. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School and Millfield at Street are also easily accessible.

COUNCIL TAX BAND

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Gladstone Villas, Pound Lane, Oakhill, Radstock, BA3

Approximate Area = 1648 sq ft / 153.1 sq m
 Loft Space = 330 sq ft / 30.6 sq m
 Workshop = 144 sq ft / 13.4 sq m
 Total = 2122 sq ft / 197.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1080661

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