

# 6a Padfield Green, Doultong, BA4 4QB



**£259,950 Freehold**

A well-presented three-bedroom attached home built in 2014/15, offering bright and versatile accommodation arranged over three floors. Situated in the village of Doultong, opposite a residents' green and within walking distance of the village primary school and pub. The property benefits from driveway parking and enclosed sunny garden.

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## DESCRIPTION

Built in 2014/15 and presented in excellent condition throughout, this modern three-bedroom attached home offers well-balanced accommodation arranged over three floors, set within the Mendip village of Doulting. The property enjoys a lovely position opposite a residents' green and play park and is within easy walking distance of the village primary school and pub, making it a particularly appealing option for families or those looking to take their first step onto the property ladder.

The front door opens from the porch into a welcoming entrance hall with stairs rising to the first floor. From here, the ground floor opens out into a bright and spacious triple-aspect sitting/dining room, filled with natural light and enjoying direct access to the rear garden. The adjoining kitchen is modern and well-appointed, fitted with a range of matching wall and base units and incorporating an integrated electric oven and hob. A ground floor WC with basin completes this level.

On the first floor are two well-proportioned bedrooms alongside a contemporary family bathroom, fitted with a white suite, heated towel rail and the added benefit of a separate shower cubicle. A further staircase leads to the second floor, where the principal bedroom is located. This generous double room features skylight windows to the front, useful eaves storage and its own WC with wash hand basin, creating a comfortable and private top-floor retreat.

Outside, the property benefits from driveway parking to the front, big enough for 2 vehicles, with a block-paved area and gated side access leading through to the South-West facing garden. The rear and side garden is fully enclosed, designed for low maintenance with patio and stone chippings, and enjoys plenty of afternoon sunshine. A garden shed is also included. The property further benefits from two solar panels, fully owned and generating a modest annual income.

Overall, a smartly presented and thoughtfully laid-out modern home in a sought-after village setting, offering both practicality and comfort in equal measure.

## AGENT'S NOTE:

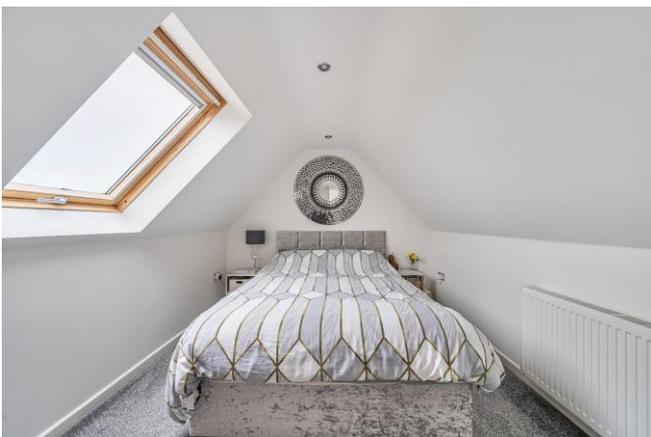
The house has a flying freehold element to the rear.

## ADDITIONAL INFORMATION

LPG heating. Mains water, electricity and drainage are all connected.

## LOCATION

Doulting is an attractive Somerset village with a strong community, featuring a popular local pub, historic church and easy access to countryside walks. Nearby Shepton Mallet and Wells provide a range of shops and services, while Frome, with its independent boutiques and mainline rail station offering direct trains to London, is within easy reach. Set close to the Mendip Hills and well-known attractions including Glastonbury and Cheddar Gorge, Doulting offers the perfect balance of village charm and connectivity, with Frome and Bruton being a 20 minute drive away.





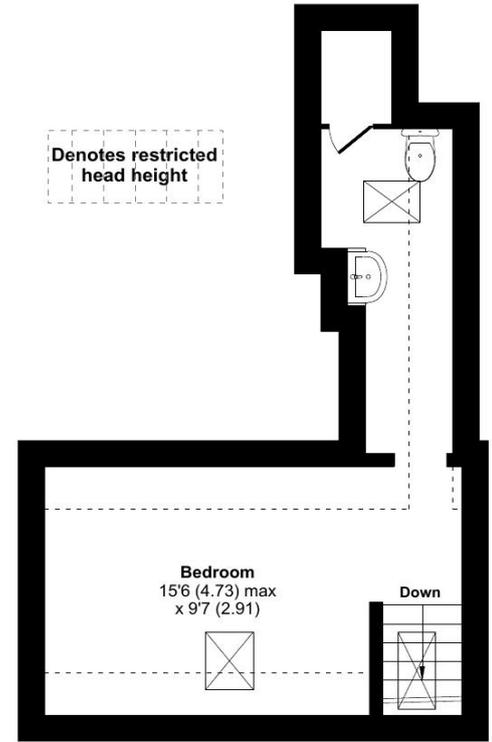
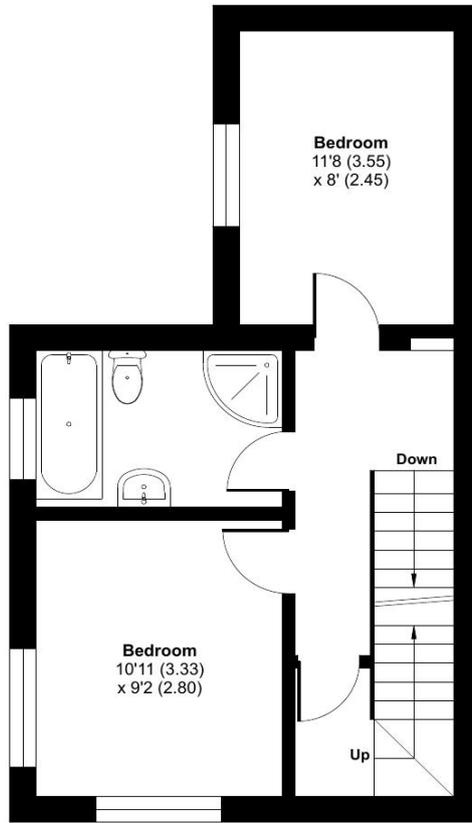
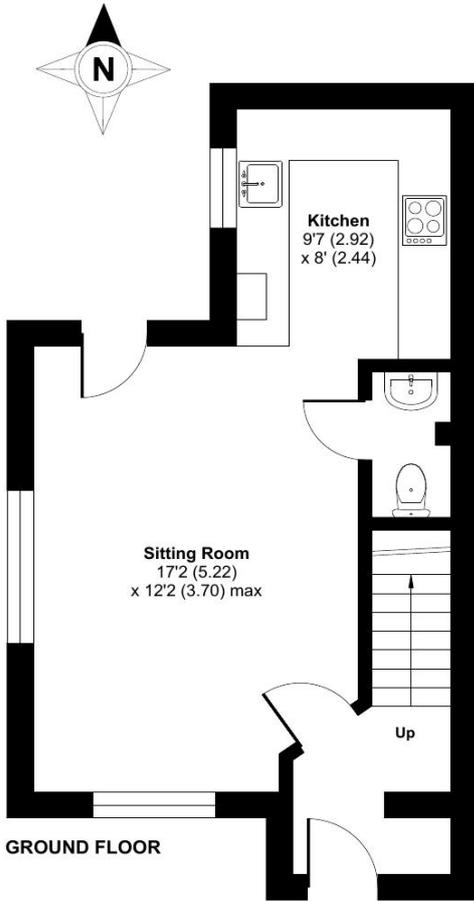
# Padfield Green, Doulling, Shepton Mallet, BA4

Approximate Area = 849 sq ft / 78.8 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 932 sq ft / 86.5 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1401032



**FROME OFFICE**  
 Telephone 01373 455060  
 6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



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