

# Woodview

Chilcompton, BA3 4HJ

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TANNER



**£425,000 Freehold**

Located in the sought after village of Chilcompton is this four bedroom detached family home being offered for sale with no onward chain. The property benefits from an integral single garage, driveway parking and gardens to the front and rear.

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## £425,000 Freehold

### DESCRIPTION

Located in the sought after village of Chilcompton is this four bedroom detached family home being offered for sale with no onward chain. The property benefits from an integral single garage, driveway parking, gardens to the front and rear, double glazing and gas fired central heating. In brief the accommodation comprises an entrance hall with staircase rising to the first floor landing, downstairs cloakroom, sitting room with feature electric fireplace and french doors opening into the good size kitchen/diner. There are a variety of fitted wall and base units with worktops over, integrated oven and hob and space for appliances. From the kitchen a door leads to the utility room having a variety of fitted wall and base units and space for appliances. There are doors from the utility leading to the integral garage and enclosed rear garden. In addition to the downstairs there is a spacious conservatory having French doors to the garden. To the first floor there is a landing having access into the attic space, main bedroom with en-suite shower room, three further bedrooms and a family bathroom.

### OUTSIDE

To the front of the property there is driveway parking for up to 2 cars which in turn leads to the integral garage. There is an area of low maintenance gardens to the front and side access leading to the rear garden. The gardens to the rear are encompassed by fencing and hedging

and are paved with gravelled borders.

### 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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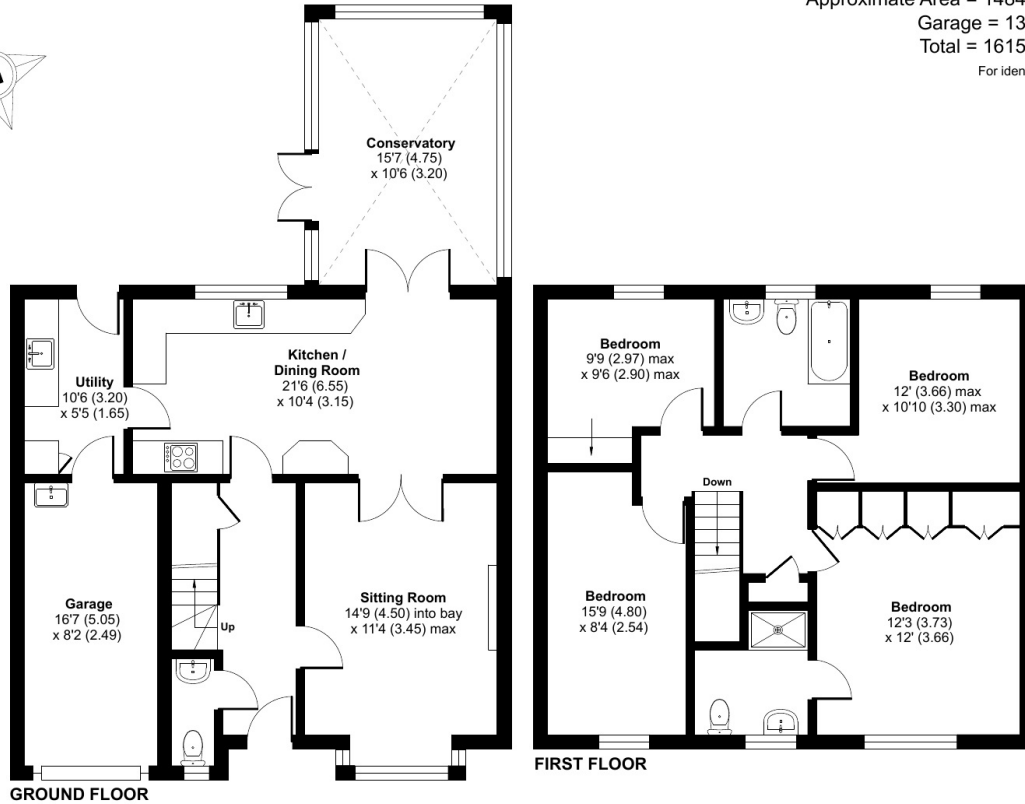
## Woodview, Chilcompton, Radstock, BA3

Approximate Area = 1484 sq ft / 137.8 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1615 sq ft / 149.9 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1144556

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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