

# Stockhill Road

Chilcompton, Radstock, BA3 4JL

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## £425,000 Freehold

An opportunity to purchase a superb timber framed and cedarwood, detached bungalow located on a good size level plot of mature gardens, detached garage and ample parking, situated within the sought-after village of Chilcompton.



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## £425,000 Freehold

### DESCRIPTION

An opportunity to purchase a superb timber framed and cedarwood, detached bungalow located on a good size level plot of mature gardens, detached garage and ample parking, situated within the sought-after village of Chilcompton. The property offers flexible and versatile accommodation with the current configuration set up to include an attached annexe, ideal for a dependant relative or the potential for an AirBNB or investment property. In brief the accommodation comprises an entrance hall, a good size sitting room which overlooks the mature gardens and also has a feature stone built open fireplace. There is a kitchen/breakfast room to the rear of the property which offers a wide range of fitted wall and base units with worktops over and space for appliances. Leading off the hallway there are three bedrooms, one currently being used as a dining room, a bathroom and a shower room. Access from one of the bedrooms leads through to the attached annexe. Within the annexe, the accommodation comprises an entrance lobby, a kitchen/diner, sitting room and two double bedrooms. This property is certainly one to be viewed to appreciate what it has to offer.

### OUTSIDE

The property is approached over a private driveway with a metal gate leading to the detached double garage and ample parking area. The mature level gardens surround the property to the front, side and rear, established with flowerbeds and borders housing a wide selection of plants, shrubs and bushes. There is a wonderful vegetable garden and fruit trees and bushes, a true gardeners delight. Views to the rear across neighbouring countryside can be enjoyed and there is a paved seating area, ideal for al-fresco dining and enjoying those summer evenings. The gardens and grounds are encompassed by hedging and fencing, offering a high degree of privacy.

### 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

The property is of timber framed construction, and for mortgage purposes, anything other than brick or stone is classed as non-standard construction. With non-standard construction, criteria differs from lender to lender.









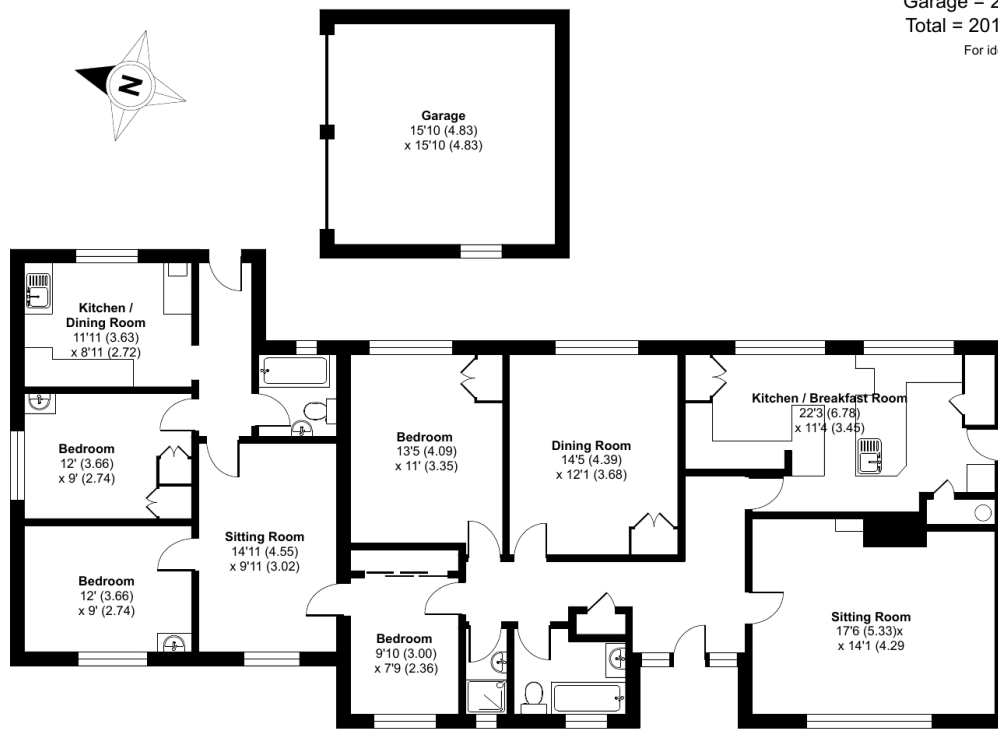
## Stockhill Road, Chilcompton, Radstock, BA3

Approximate Area = 1767 sq ft / 164.2 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 2019 sq ft / 187.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1302626

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