



COOPER  
AND  
TANNER

Little Beck, Springfield, Peasedown St John, Bath BA2 8HW £895,000 Freehold



# Little Beck, Springfield Peasedown St John, Bath BA2 8HW

 9  4  4 EPC TBC

£950,000 Freehold

## Description

A substantial detached family home located in a quiet position within walking distance of the village centre. The property has been extended and updated over recent years by the present owners to create a deceptively spacious, flexible and versatile house with a detached garage, ample parking with turning circle and mature gardens to the front and rear.

This property certainly needs to be viewed to appreciate the accommodation that the property has to offer which spans over three floors. It would also make an ideal bed and breakfast should one wish to as there is ample parking for guests.

In brief the accommodation comprises an entrance hall with a central staircase rising to the first floor landing and with a cloakroom leading off to the right. The sitting room is located to the front of the property and has a feature fireplace with inset wood burning stove.

The kitchen/breakfast room is to the rear of the property and has a wide range of fitted wall and base units with wooden worktops

over, space for a range cooker, integrated dishwasher, fridge and freezer, french doors out on to the decked seating area and a door leading into the utility room where you also have a range of fitted wall and base units. The spacious dining room which is located to the rear has a feature fireplace and views over the garden. In addition to the downstairs, there are two further reception rooms which are currently being used as a playroom and a study.

To the first floor is a good size landing with staircase rising to the second floor. The main bedroom is located at the rear of the property with views over the gardens and has an en-suite bathroom with separate shower cubicle and a walk in wardrobe. There are two double bedrooms located to the front of the property which share an en-suite shower room. In addition to this floor there are a further four bedrooms and a spacious family bathroom with separate shower cubicle.

To the second floor there are two double bedrooms and a shower area with separate WC.









## Outside

The property is approached over a no through road with double gates leading into the driveway with turning circle and providing parking for numerous vehicles. There are lawned gardens to the front of the property with a variety of mature flowerbeds and borders housing a selection of trees, plants and shrubs. To the side of the property there is access leading to the detached garage and store area. To the rear of the property there is a good size garden which is level and predominantly laid to lawn with a large decked seating area which can be accessed from the kitchen/breakfast room. Within the large garden there are a selection of mature trees, plants and shrubs, a potting shed, raised vegetable beds and a hard standing area which is ideal for playing football or riding a bike. To the rear of the garden there are three penned areas, ideal for chickens, ducks etc. There is a fantastic tree house within the garden which has been built by the present owners. The gardens are encompassed by fencing and hedging and offer a high degree of privacy.

## Location

Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors' surgery, sports clubs (football and cricket), a community library, church and a couple of public houses. The village also benefits from a regular bus service to Bath. Radstock, Shepton Mallet and Wells. From Bath there is a direct train line to London Paddington.



### Local Information Peasedown St John

**Local Council:** BANES

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, mains water and electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



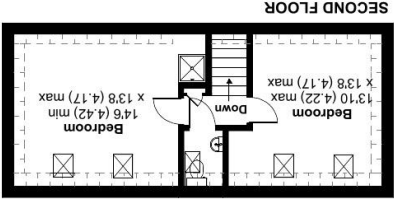
### Nearest Schools

- Peasedown St John
- Bath

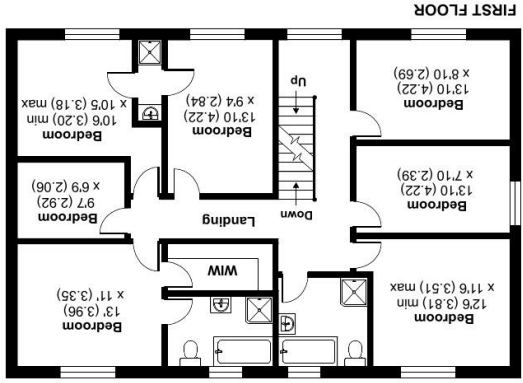
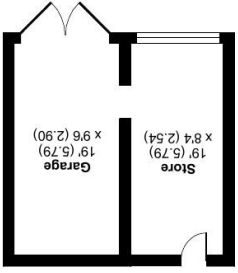
# Peasedown St. John, Bath, BA2

Approximate Area = 3410 sq ft / 316.7 sq m (includes garage)  
 Limited Use Area(s) = 97 sq ft / 9 sq m  
 Total = 3507 sq ft / 325.8 sq m  
 For identification only - Not to scale

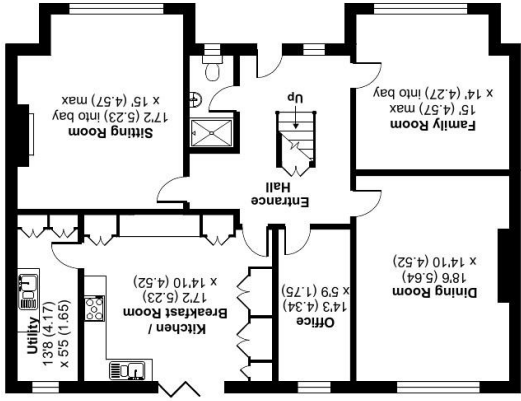
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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