



The Gables, Frys Well, Chilcompton, Nr Radstock, BA3 4HA

Offers Over £825,000  
Freehold

COOPER  
AND  
TANNER



# The Gables, Fry's Well, Chilcompton, Nr Radstock, BA3 4HA

 4  3  4 EPC C

Offers Over £825,000 Freehold

## DESCRIPTION

Set in quiet, tucked away location in the desirable village of Chilcompton is this beautifully presented detached bungalow with recent contemporary extension. This generously proportioned property has a considered layout with the living accommodation on one side and the bedroom wing on the other and comprises; open plan family room/dining room/sitting room, kitchen, utility, principal suite, three further double bedrooms, two further bathrooms, study, attractive gardens, off road parking and a double garage. Offered with NO ONWARD CHAIN.

Upon entering, via the covered porch, is a spacious entrance hall with oak floor, cupboard for coats and shoes along with a useful cupboard for 'day to day' storage. The 'L' shaped hall, with roof window, leads to the living accommodation on the left and the bedroom wing on the right. The kitchen, with a window to the front, is open to the family/dining room and features a range of bespoke cabinets with striking cherry and maple doors and drawers, with matching marble handles, and all topped with granite worktops. A central island is set at a jaunty angle and houses two ovens, an induction hob and a two burner gas hob along with breakfast bar with space for three stools. The kitchen also features an inset sink, integrated steam oven, integrated dishwasher, wine fridge, space for a American style fridge freezer, space for a breakfast table to seat four to six along with additional cabinetry wrapping around the corner into the family room. Adjacent to the kitchen is the utility room with further storage, sink, space and plumbing for both a washing machine and tumble dryer and a door to the garden. The dining/family room is an impressive space with vaulted ceiling and an abundance of natural light. Benefiting from a triple aspect, two sets of tri-fold doors and two large roof windows with electric blinds, this space has a real connection with the surrounding gardens and, with the tri-fold doors open, is perfect for summer entertaining. Large terrazzo tiles run throughout the space and a large chandelier (available by separate negotiation) illuminates the space. There is ample space for both comfortable seating and a dining table to seat twelve or more. The sitting room, part of the original property, is open to the dining/family room but, with a

lower ceiling, has a cosier feel. This generous room benefits from herringbone parquet flooring and wooden fire surround with a 'Jetmaster' open fire as the focal point. Discreetly hidden away in the built-in media cupboard is the TV and storage drawers.

From the hall, glazed double doors lead to the study with a picture window, looking out over the garden to the rear, and fitted cabinetry providing plenty of useful storage. This versatile room could also be used as a single bedroom, hobby room or playroom. The principal suite is notably spacious with French doors leading out to a balcony with glass balustrade, a lovely spot to sit and look out over the beautifully manicured front gardens. The bedroom has ample space for bedroom furniture as well as a seating area adjacent to the French doors. On either side of the bedroom, back to back wardrobes, with sliding doors and built-in lighting, cleverly divide the bedroom from the ensuite. The ensuite bathroom most definitely has the 'wow' factor with a stunning sunken bath at its centre. The fully tiled bath has steps leading into it and a large picture window linking the house with the raised carp pond and Japanese inspired garden beyond - a truly tranquil space to relax and unwind. To one side of the bath, with frosted door, is a large wet floor shower enclosure with rainforest shower. To the other side, again hidden behind a frosted glass door, is the WC. Two vanity basins, one on either side, complete this stunning space. To the rear, is a good size double bedroom with roof window, view over the garden and a built-in wardrobe. Again with a rear aspect, is a further double bedroom with fitted wardrobes, fitted chest of drawers and a roof window - allowing plenty of natural light. Accessed from both this bedroom and the hall is a 'Jack and Jill' shower room with shower enclosure, WC, basin and modern towel radiator. To the front is a generous double bedroom with large window overlooking the garden, built-in wardrobe and ensuite shower room. Adjacent is the family bathroom which is fully tiled and comprises; roll top bath, WC, wash basin and modern towel radiator.

The central heating has two zones and can be controlled remotely via 'Nest'.









## OUTSIDE

A well-maintained shared driveway leads to the private driveway with parking for up to seven cars along with a double garage with two separate bays, both with 'up and over' doors, light, power and loft storage. The front garden is mainly laid to lawn with mature fruit trees, borders of roses, lavender and cottage style planting with a circular 'wild meadow' bed in the centre. A pedestrian gate leads to the rear garden.

To the side, the south facing garden is mainly laid to lawn with mature trees, beautifully curated borders filled to the brim with colour and texture. At the far end of the garden, a gravel path wends its way through the bushes to a useful storage area this space would also make a great spot for a children's den or playhouse. A patio runs the width of the house and wraps around to the side, this generous space is perfect for outdoor furniture and entertaining. To the rear of the property, with tall hedging is a further area of garden with lawn, beautifully planted borders and an arch leading through to the Japanese inspired garden. This space is mainly laid to gravel with raised carp bond, mature acers, bamboo, attractive planting and a pedestrian gate leading out to Fry's Well. Leading to the front of the house is a gravel area planted with roses.

## LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, churches, recreation ground together with the Redan Inn, which in recent years has won several awards.

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 which currently has an 'outstanding' Ofsted rating. 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.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells - From Wells take the B3139 to Chilcompton. Upon entering the village continues for approx 1km passing the Co-Op on your right. Take the third left, immediately before the Redan Inn, into Fry's Well. Continue for approx 100m and the driveway can be found on the right. continue down the drive and the property can be found on the left.

From Bath - Take the B3139 to the village of Chilcompton. Continue through the village for approx. 1 mile and turn right, immediately after The Redan Inn, into Fry's Well. Continue for approx 100m and the driveway can be found on the right. continue down the drive and the property can be found on the left.

REF:WELJAT10062024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)



WELLS OFFICE  
 Telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

**GROUND FLOOR**  
 2950 sq.ft. (274.0 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



**COOPER  
 AND  
 TANNER**