



131 Stockhill Road, Chilcompton, Radstock BA3 4JQ

£895,000 Freehold

COOPER
AND
TANNER



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Description

The Old School is a charming five-bedroom detached period property located towards the outskirts of this popular Mendip village offering level gardens overlooking adjoining countryside to the rear. There is a detached double garage and ample driveway parking for numerous vehicles.

In addition to the property there is planning permission in place for a detached three-bedroom grand designs dwelling to be built within the grounds. Planning reference number 2023/1850/FUL.

Arranged over one level, the property offers deceptively spacious and versatile accommodation and is superb for the growing family with open countryside close by. On entering the property through the main front entrance, you will lead into the entrance hall. From here a door to the left leads into the 23ft sitting room with vaulted ceiling and exposed timber beams, feature stone fireplace with open hearth and glazed French doors leading out into the conservatory.

Overlooking the garden, the conservatory offers additional living space and has two sets of French doors out on to the garden. A door from the conservatory will take you back into the hallway where there is a study and cloakroom.

The kitchen/dining room leads from the inner hall which has a vaulted ceiling and a range of fitted wall and base units with granite worktops over and integrated dishwasher. There are spaces for a range cooker and fridge freezer along with a door leading out on to the covered terrace. From the kitchen/dining room, a door leads through to a utility room.

The dual aspect main bedroom is located to the front of the property with an en-suite shower room. In addition, there is a second double bedroom with en-suite shower room, three further bedrooms and a spacious family bathroom with separate shower cubicle.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

The property is approached through double wooden gates which led to the ample driveway parking area and detached double garage. Between the double garage and dwelling, wooden gates lead through to the rear garden which is encompassed by hedging, walling and fencing. The majority of the garden is laid to lawn with a selection of mature trees. There is a large paved seating area, ideal for entertaining and al-fresco dining and in addition there is covered terrace which is accessed from the kitchen. Within the gardens there is a planning permission granted for a 'Grand Designs' style three bedroom detached property and this will have its own access from Stockhill Road. For further information on the new property then please contact the office.

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.

Agents Note

The property is subject to an uplift clause of 80 years from when the property was converted in 2000 with a cost of £35,000 should a new property be built within the grounds. Please enquire for further details.



Local Information Chilcompton

Local Council: Somerset

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



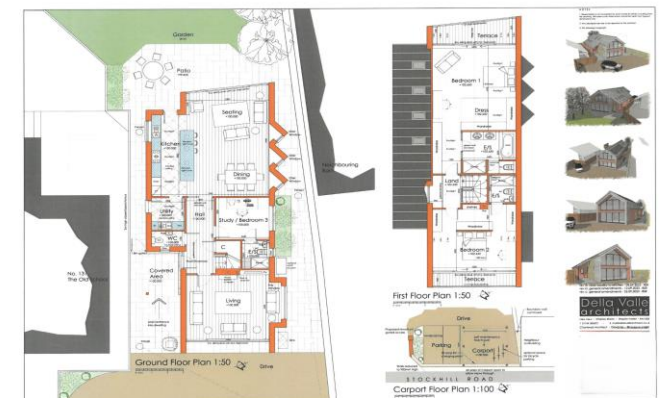
Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Chilcompton and Midsomer Norton
- Bath and Wells



Approximate Area = 2852 sq ft / 264.9 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 3232 sq ft / 300.2 sq m



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Dr. David A. Clark

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, warranties and other details or other details are given without responsibility and any intended 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.



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