



 3-4  1  2 EPC B

Guide Price £325,000

The Goldings,  
Old Brewery Place  
Oakhill, BA3 5GG

**COOPER  
AND  
TANNER**



# The Goldings

## Old Brewery Place

### Oakhill, BA3 5GG

 3-4  1  2 EPC B

## £325,000 Long Leasehold

### DESCRIPTION

An exceptional three to four bedroom apartment set in the ever-desirable Oakhill Brewery Development within the heart of the village with exclusive facilities such as a pool and gym. Offered with no onward chain.

Upon entering the property, from the communal staircase is a spacious entrance hall leading to the open plan kitchen / dining / sitting room. This bright and spacious room has ample space for furniture and a large, glazed area with a door leading out onto the communal gardens. The kitchen area is well equipped with a range of white and light wood effect gloss cupboards, grey brick tiles and integrated appliances including a Belling electric oven, ceramic hob, extractor fan, dishwasher, washing machine along with an island unit and housing for an integrated fridge/freezer. The principal bedroom has built-in wardrobes and en-suite shower room, a further double bedroom again with a built-in wardrobe, a family bathroom with bath and overhead 'waterfall' shower, a small double bedroom and a single bedroom/study. The property also benefits from a door entry system and oak doors throughout.

### OUTSIDE

The property has use of the communal gardens, swimming pool, gym and two allocated parking spaces in the covered parking area.

### LOCATION

The pretty village of Oakhill lies to the eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. There is also a regular coach service from Shepton Mallet to Hammersmith. The village enjoys a varying range of different age and style of properties with many period and

individual homes. Within the village there is a doctors' surgery, churches, village hall and recreation field and a public house. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School and Millfield at Street are also easily accessible.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

### SERVICE CHARGE

Currently £1,750 per annum for maintenance of communal areas, swimming pool, gym, car parking and communal gardens.

### GROUND RENT

£1 per annum

### VIEWING

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

### DIRECTIONS

From Wells proceed to Shepton Mallet and take the A37 signposted to Bristol. Then take the A367 signposted to Bath. Continue for approximately half a mile to the village of Oakhill. You will see 'The Oakhill Inn' on your right, turn left opposite the pub into the High Street. Continue for 200m and The Old Brewery Development can be found on the left.

REF:WELJAT14102024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, gas and electricity

**Tenure:** Leasehold - 989 years remaining (as of 2024)



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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