



7 Manor Close, Kilmersdon, BA3 5GE

£775,000 Freehold

COOPER
AND
TANNER



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Description

An impressive, natural stone detached home set in the heart of the desirable village of Kilmersdon. Offered with four double bedrooms, a double garage and a wonderful private rear garden.

As you enter through the front door of this home you are welcomed into a spacious and light ground floor hallway, from here you have access to the first floor and the ground floor living space. To the right-hand side of the hallway, you have a very useful study/snug, ideal for those who require a separate workspace and also a downstairs WC. On the immediate left-hand side of the hallway, you are welcomed by the living room. The living room is spacious and light, thanks to the fact the room is dual aspect and has a set of French doors leading out onto the private rear garden. At the rear of the ground floor, you have a very well-presented kitchen/diner. The kitchen is fitted with a range of wall and base units, an integrated dual oven, a fridge/freezer and a five-ring electric hob. There is also access to the garden via a set of French doors. There is a further utility room, which has a range of wall and base units. This provides side access to the home so you can store coats and muddy boots.

On the first floor, you are greeted again by a spacious landing which will give you access to all of the bedrooms and the family bathroom. The main bedroom can be found towards the rear of the property and offers an en-suite fitted with a shower, a low-level basin and a W.C.

All of the bedrooms are doubles, one of the bedrooms located at the front also has an en-suite and the other has built-in storage. The family bathroom is fitted with a bath, with shower over, a W.C and a basin.

Outside

The due south facing garden is mainly laid to lawn. There are two wonderful seating areas, which would be perfect to enjoy a cup of coffee or even have a barbecue with friends and family.

There is further access to separate bin storage and access to the double garage, with electric doors and EV charging point.

Location

The village of Kilmersdon has an excellent primary school and pub. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits. The nearby village of Mells offers a primary school, a public house of excellent reputation and local Post Office/shop. Babington House is just a 20-minute walk or 2 miles by car, and the market town of Frome is within a short drive. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.











Local Information Kilmersdon

Local Council: Somerset

Council Tax Band: F

Heating: Oil fired central heating – underfloor heating to the ground floor and radiators to the first floor. Solar panel

Services: Mains electricity, water and drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



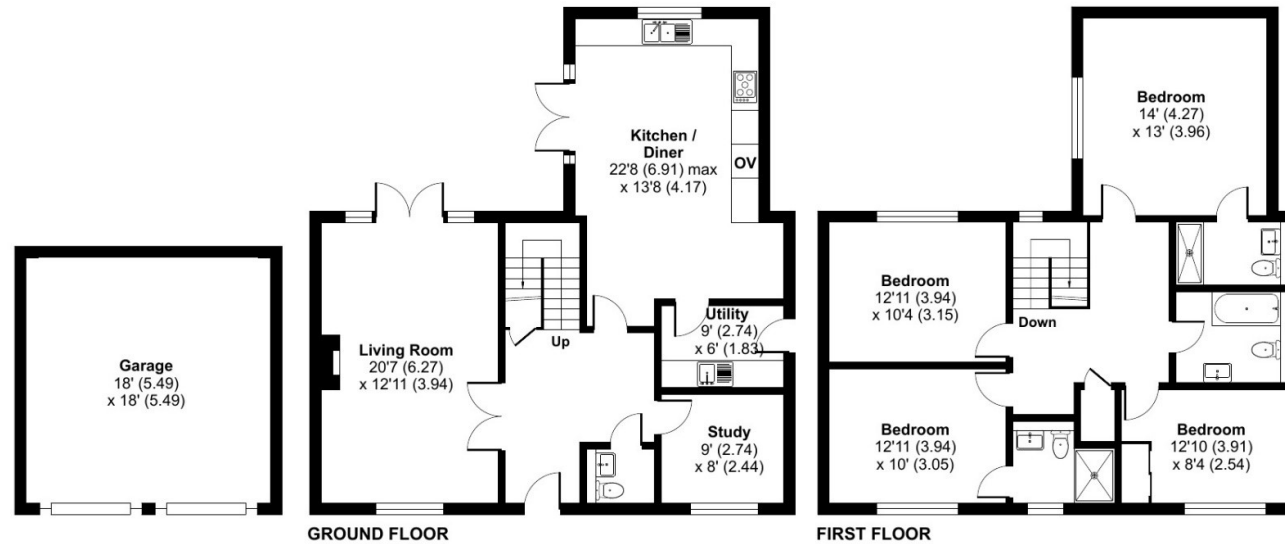
Nearest Schools

- Kilmersdon, Mells, Bath, Bruton,
- Beckington, Frome, Street and Wells

Manor Close, Kilmersdon, Radstock, BA3

Approximate Area = 2134 sq ft / 198.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1103578

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