



Hillcote, Bakers Lane, Chilcompton, BA3 4EW

£525,000 Freehold

COOPER
AND
TANNER



Hillcote, Bakers Lane, Chilcompton, Nr Wells, BA3 4EW

 4  2  3 EPC C

£525,000 Freehold

DESCRIPTION

A deceptively spacious four bedroom detached bungalow with West facing gardens, garage, ample off road parking situated within the heart of the ever popular village of Chilcompton. The property has been transformed by the current owner who has created a wonderful home, perfect for either a family, downsizers or for multi-generational living. Situated on Bakers Lane the bungalow is within easy walkable distance of all village amenities.

Upon entering the property is a spacious entrance hall with wood flooring and a beautifully fitted shower room with underfloor heating. The kitchen and dining room are open plan with a full range of fitted units, space for a freestanding cooker whilst the dining room can comfortably accommodate a table for six to eight people along with a sofa whilst having a dual aspect view over the enclosed rear gardens. From the kitchen is a utility room with plumbing for white goods, additional storage and a door opening out to the gardens and driveway. There are two further reception rooms on the ground floor, one to the front of the property with a dual aspect and a wood burner as the focal point whilst the other has an electric fire and French doors opening out to the decking and gardens beyond. Two double bedrooms are also on the ground floor, one having a view overlooking the front gardens

and the other benefitting from an ensuite shower room with underfloor heating.

To the first floor are two further bedrooms and a separate w/c. The larger of the two bedrooms is a marvellous size with a lovely view looking over woodland and the hills in the distance whilst also benefitting from fitted wardrobes and an ensuite bathroom with shower above. The second bedroom on the first floor is a single in size with fitted wardrobes but would also make a great office if desired.

OUTSIDE

Approaching the property are double gates which open to reveal a driveway to accommodate four cars leading to a larger detached single garage. The enclosed rear gardens are West facing, benefitting from the afternoon sun, and are mainly laid to lawn with borders of shrubs, bushes, flowers along with a summerhouse and shed for storage. A patio area and decked area provide a brilliant space for outside seating and entertaining.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop,









LOCATION (continued)

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. Babington House, hotel and private members club with the renowned Cowshed spa is approx. 4 miles from the property. 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 take the B3139 to Chilcompton. Continue through the village and turn left opposite the co-operative store into Bakers Lane. Continue for approx. 300m and the entrance to the property can be found on the left.

REF:WELJAT08022023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

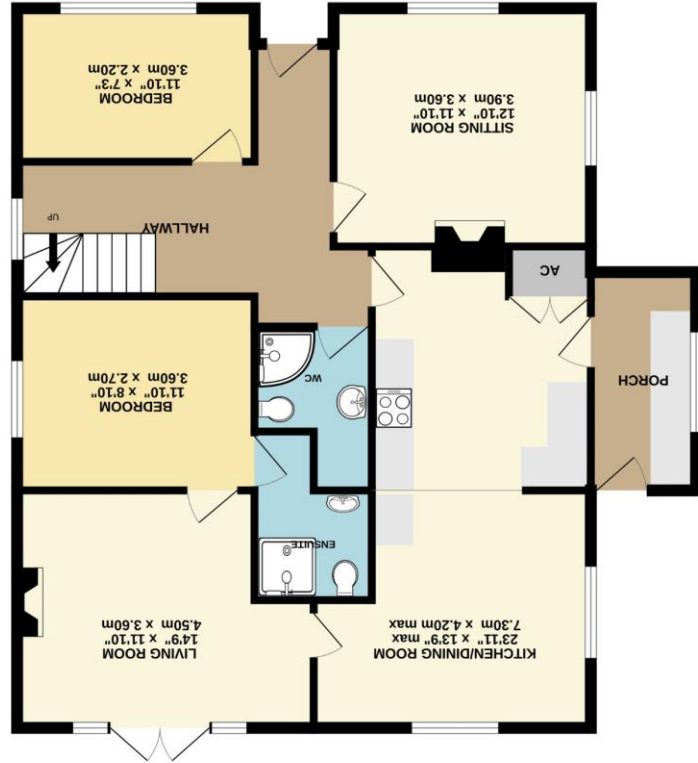
- Chilcompton (Primary)
- Wells & Midsomer Norton (Secondary)

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

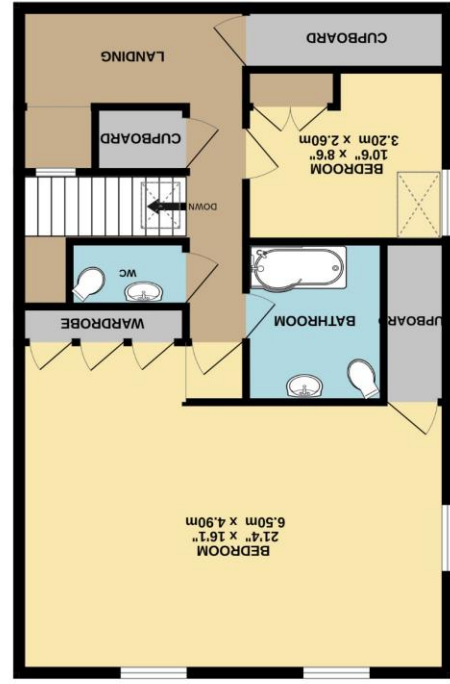
Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and 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.



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 ©2023



GROUND FLOOR
 1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
 705 sq.ft. (65.5 sq.m.) approx.

TOTAL FLOOR AREA : 1766 sq.ft. (164.0 sq.m.) approx.