

Christon Hill

Christon, Axbridge, BS26 2XU

COOPER
AND
TANNER



£785,000 Freehold

Set in a rural and secluded setting is this exceptionally well presented three bedroom property. Believed to date back over 200 years and thoughtfully improved over time the well presented property enjoys far reaching countryside views and is filled with charm and original features throughout but still carries a mixed, modern and rustic feel.

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 3  4  3 EPC D

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DESCRIPTION

Set in a rural and secluded setting is this exceptionally well presented three bedroom property. Believed to date back over 200 years and thoughtfully improved over time the well presented property enjoys exceptional countryside views and is filled with charm and original features throughout but still carries a mixed, modern and rustic feel. Entering at the front you are welcomed into a hallway. The kitchen is a front aspect room, it is fitted with a selection of wall and base units, an AGA, Belfast sink, an under stair cupboard and an integrated dishwasher and fridge. The kitchen leads into a large utility room which has access to the rear of the property and into the living room. The utility is fitted with an integrated freezer, wall mounted boiler, stainless steel sink and has space for further white appliances. There is also a cloakroom accessed from the utility room which houses a WC and a wall mounted sink. The large living room is a lovely side aspect room with rear and side aspect windows, bi fold doors opening onto a patio and a fitted wood burner mixing warmth with light. There is a further family room which could be used as a dining room or study with access into the adjacent sun room which has rear, side and front aspect windows with double doors opening outside.

The first floor houses the three double bedrooms with two large doubles at the front and a master suite at the rear.

The master bedroom is a side aspect room enjoying far reaching views. It benefits from a walk in wardrobe and en suite bathroom with a shower cubicle, pedestal sink and WC. The family bathroom is a large rear aspect room with a roll top bath, WC, pedestal sink and shower cubicle.

TENURE

Freehold

EPC RATING

D

COUNCIL TAX

Band D

SERVICES

LPG Gas, Mains Electricity, Septic Tank, Private Water

VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

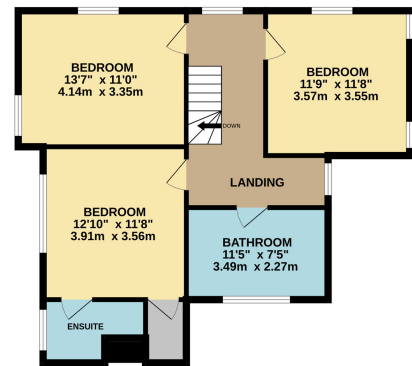




GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.2 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.
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