



2 Meadow Lea, Hallatrow BS39 6AD

£675,000 Freehold

COOPER  
AND  
TANNER



# 2 Meadow Lea, Hallatrow Bristol BS39 6AD

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## Description

A superb five bedroom detached family home located in a small residential development within the sought after village of Hallatrow. The property was constructed approximately 13 years ago by local builders and offers accommodation arranged over three floors with gardens to the front and rear, driveway parking and single garage.

In brief the accommodation comprises an entrance hall with a turning staircase rising to the first floor landing and a cloakroom leading off. The triple aspect sitting room is a good size and features a fireplace with inset wood burning stove and there are French doors leading out on to the garden. From the hallway a door leads into the dining room with French doors out on to the front garden and glazed inner doors open up into the kitchen. Within the kitchen there are a wide range of fitted wall and base units with wooden worktops over, space for a range cooker, integrated

fridge/freezer and a dishwasher. There is a useful utility room that leads from the kitchen with space for appliances and a door leading out on to the rear garden.

To the first floor there is; a spacious landing with a turning staircase rising to the second floor, master bedroom with en-suite shower room and fitted wardrobes, two further bedrooms and a family bathroom which has a separate shower cubicle. On the second floor there are two double bedrooms, both having access to eaves storage. Both of these bedrooms have access to a shower room. Internal viewing comes highly recommended to fully appreciate what this property has to offer.









## Outside

The property is located on a small select development towards the outskirts of the village. On approaching the property you will find a single garage and driveway parking with a gravelled pathway and steps up leading to the main entrance. The gardens to the front are predominantly laid to lawn and encompassed by fencing. There are a selection of mature flowerbeds in front of the property and side access leads through to the rear garden. The gardens to the rear are low maintenance and encompassed by walling and fencing. There is a paved seating area, ideal for alfresco dining.

## Location

Hallatrow is located approximately three miles north-west of the town of Midsomer Norton, nine miles south-west of the major city of Bath and six miles south-east of the Bristol border. Hallatrow falls within the unitary authority of Bath and Northeast Somerset. It has a public house and access

to Greyfield Woods in High Littleton. Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip



## Local Information Hallatrow

**Local Council:** BANES

**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

- High Littleton & Midsomer Norton
- Bath & Wells

