

Church Hill

Writhlington, Radstock, BA3 3ND

COOPER
AND
TANNER



£650,000 Freehold

An impressive and individual, four bedroom, detached family home located in a sought after location on the outskirts of Writhlington, yet within easy reach of Bath City Centre. The property has been meticulously built by the present owners and offers deceptively spacious and flexible accommodation arranged over two floors. There is ample driveway parking, a single garage and a good sized enclosed garden to the rear. Internal viewing comes highly recommended.

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DESCRIPTION

An impressive and individual, four bedroom, detached family home located in a sought after location on the outskirts of Writhlington, yet within easy reach of Bath City Centre. The property has been meticulously built by the present owners and offers deceptively spacious and flexible accommodation arranged over two floors. There is ample driveway parking, a single garage and a good sized enclosed garden to the rear. The accommodation comprises a contemporary, open plan kitchen/dining/living space which has a wide range of fitted units having integrated double ovens, induction hob, extractor fan, dishwasher and fridge/freezer. There are doors from this room leading out on to the paved terraced area within the garden. The dual aspect sitting room is a good size with a focal point within the room of a feature fireplace with inset electric fire and double glazed French doors out on to the garden. There is also a snug on the ground floor which could also be used as a study/playroom. Leading from the kitchen is a very useful and spacious utility room having space for tumble dryer and washing machine with a cloakroom leading off and a door to the rear garden. To the first floor there is a landing, dual aspect master bedroom with built in wardrobes and an en-suite shower room, second bedroom with en-suite shower room and two further bedrooms. There is a spacious family bathroom with white suite and rainfall shower over the bath. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

The property is accessed from Church Lane leading to a ample tarmac driveway providing parking for several

vehicles. This is turn leads to the attached single garage and there is an area of lawn to the front of the property with a paved pathway leading to the enclosed gardens at the rear. The gardens to the rear are encompassed by fencing and hedging offering a high degree of privacy. There is large decked seating area and level lawn with a selection of mature trees.

LOCATION

Radstock is a town in Somerset, situated approximately 8 miles southwest of Bath, and is one of the best-preserved former coal-mining towns in England having its very own Museum where you can view a range of exhibits. The town is home to Writhlington School, famous for its orchid collection, and a range of educational, religious and cultural buildings and sporting clubs. Running into the town are two routes for cyclists, the local Greenway and a section of the National Cycle Network which runs from Bath through Radstock and onto Frome and the South Coast. Nearest train stations are Bath Spa and Frome.

COUNCIL TAX BAND

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Church Hill, Radstock, BA3

Approximate Area = 1754 sq ft / 162.9 sq m

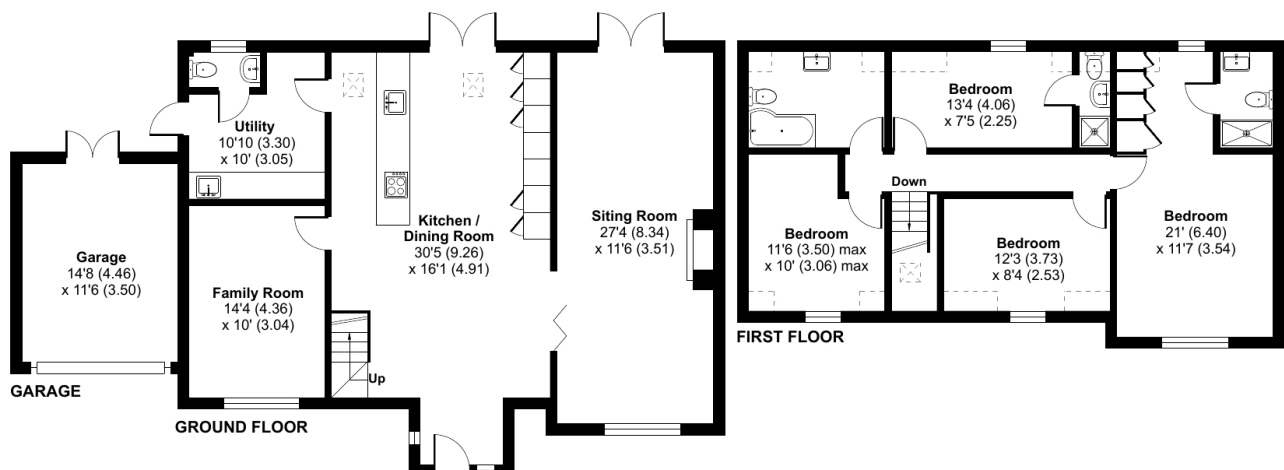
Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1962 sq ft / 182.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025.
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