

# 8 The Leazes,

Woolverton, BA2 7QR

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Guide £475,000 - £500,000 Freehold

Set within a tranquil and stunning countryside position, on the edge of the highly popular village of Woolverton, with access to local public houses is this extensive three-bedroom family home, within extensive gardens.

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## DESCRIPTION

The property's internal accommodation provides three double bedrooms, 15ft open plan kitchen/breakfast room, a lounge, a dining room, a study, a three-piece family bathroom, a ground floor shower room and a purpose-built external veranda.

The modern installed open plan kitchen/breakfast room comprises a range of base and wall mounted cabinets topped with Minerva worktops, space for a free-standing cooker with extractor hood overhead, integrated appliances and has French style double doors opening onto the veranda. The kitchen is filled with lots of natural light and is perfect for families and those that enjoy entertaining.

There is a good size lounge to the rear with ample space for lounge furnishings, also enjoying natural light from French style double doors opening onto the veranda. There is also a focal feature fireplace. The dining room is a great size with space for a family dining table and the chairs.

The ground floor is completed with a good size study room to the front, which is ideal for those working from home, and a shower room.

Making your way upstairs there are three good size double bedrooms, two of which are to the rear enjoying views onto the garden and further views over the adjoining countryside. The third double bedroom to the front is also a good size.

The bedrooms are all served by the modern three-piece family bathroom comprising of a fitted bath, wash hand basin and W.C.

## OUTSIDE

Externally the home enjoys stunning landscaped gardens which are mainly laid to lawn. There are a range of mature trees and plants and currently extensive beds with bark chippings creating ideal areas to sit and enjoy the views over the countryside.

The home offers recently added 'L' shape timber veranda with raised patio seating area and entirely under cover, perfect for entertaining.

The rear garden offers stunning far reaching countryside views towards the village of Rode. To the front is gate enclosed driveway parking for multiple vehicles with the front gardens also laid to lawn.

There is also a detached outbuilding.

## LOCATION

Woolverton is a small hamlet between the villages of Rode, Beckington and Norton St Philip and is six miles from Frome and ten miles from Bath. Each village has an excellent primary school, public house, sports field, village shop and vibrant communities. Beckington also has the added benefit of a Marks and Spencer mini-supermarket and 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shellfish and Chip shop. Babington House is located nearby.











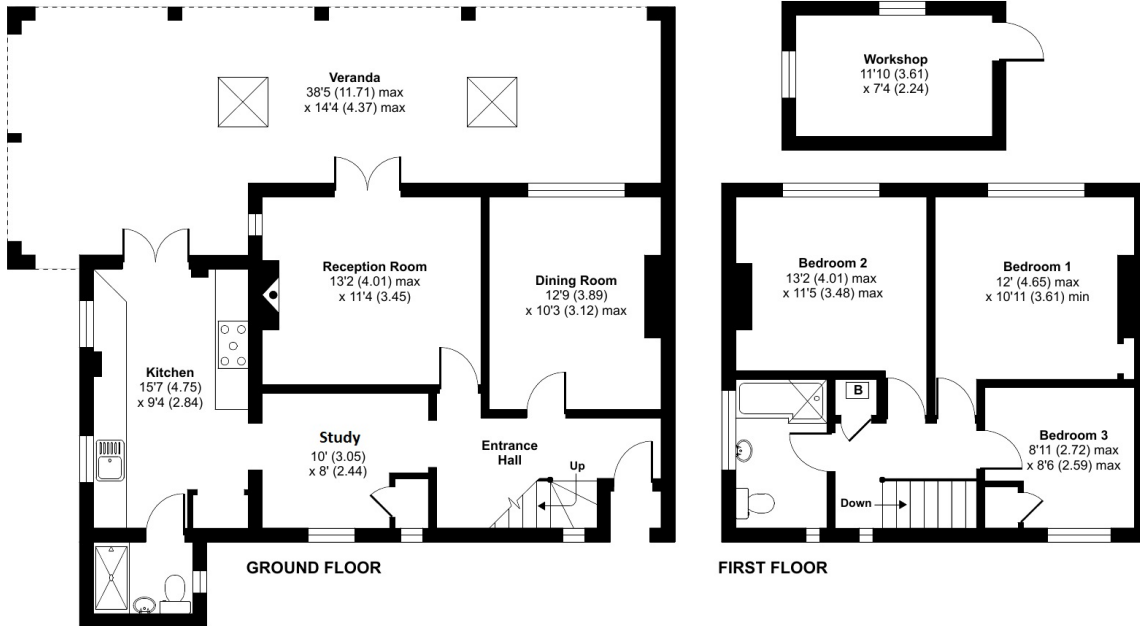
## The Leazes, Woolverton, Bath, BA2

Approximate Area = 1150 sq ft / 106.8 sq m (excludes veranda)

Outbuilding = 86 sq ft / 8 sq m

Total = 1236 sq ft / 114.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Cooper and Tanner. REF: 880805



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