

# 3 Field View,

Shepton Mallet, BA4 5RW



£325,000 Freehold

This well-proportioned three bedroom town house backing onto the Strawberry Line with views over Collett park offers versatile accommodation and is presented in very good condition throughout with enclosed rear garden. Internal viewing recommended. Offered with no onward chain.

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## DESCRIPTION

This Victorian property arranged over three floors offers an abundance of character features throughout with views to the rear overlooking Collett Park. An ideal family home or those looking for a property in a central location within walking distance of the town's amenities.

A traditional Victorian entrance hall welcomes you with high ceilings and decorative features, exposed floorboards and balustrade staircase leading to the first floor. The exposed floorboards continue through to the Dining room with opening to the Sitting room. The Sitting room filled with light has an abundance of features including decorative ceiling features, double glazed sash window and stone surround open fireplace. The Dining room provides an adequate space for a family sized table and chairs with feature fireplace with wooden surround and stone hearth, enjoying a view over the garden. The hall leads onto a spacious kitchen with double glazed sash windows, flagstone floors and farmhouse style units incorporating base, wall and drawer units with wooden work surfaces, inset porcelain one and half bowl sink drainer, integrated dishwasher and wall mounted boiler. An archway leads into the garden room suitable for a table and chairs or study with French doors opening to the garden.

On the first floor landing a double-glazed sash window overlooks the garden and onto Collett park a second staircase rising to the second floor. The main bedroom with ornate cast iron fireplace and other character features overlooks the front. Also, on this floor the family bathroom has been designed to be in keeping with the properties age with a traditional style suite comprising of high-level cistern WC, wash hand basin and freestanding claw footed roll top bath with mixer tap and shower attachment over and Victorian fireplace. The bathroom also houses the airing cupboard.

On the second-floor landing there is access to the roof space

providing a crawl space, built in double cupboard and doors to bedrooms two and three. Bedroom two looks over the front with double glazed sash to an original Victorian dormer window, a spacious room with Cast iron Victorian fireplace. Bedroom three enjoys a rear aspect again offering a good-sized room.

## OUTSIDE

The front of the property is enclosed by iron railings; a gated path leads to the front door. The rear garden enjoys an established garden fully enclosed incorporating mature trees and hedging with lawn and patio seating area. At the bottom of the garden a pedestrian gate leads onto the Strawberry line which leads into Collett Park. There is on road parking available on a first come first served basis.

## ADDITIONAL INFORMATION

All mains' services are connected. Gas central heating. Council Tax Band C.

## LOCATION

Shepton Mallet is located within easy travelling of the centres of Wells, Frome, Castle Cary, Bristol and Bath. The town offers a range of local amenities and shopping facilities. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only eight miles away.

## DIRECTIONS

From the Cooper and Tanner office, go straight across the roundabout and follow Cannards Grave Road past the Doctors Surgery on the right-hand side. The property will be visible just shortly after the turning to the Council offices on the left.





# Field View, Shepton Mallet, BA4

Approximate Area = 1177 sq ft / 109.3 sq m

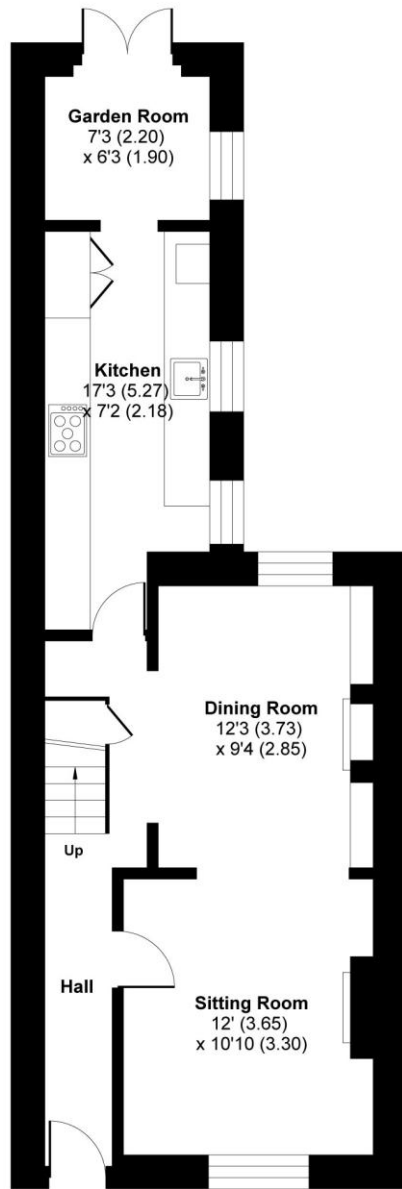
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1202 sq ft / 111.6 sq m

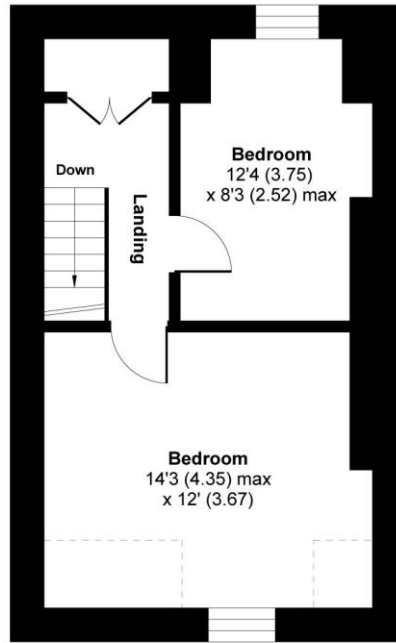
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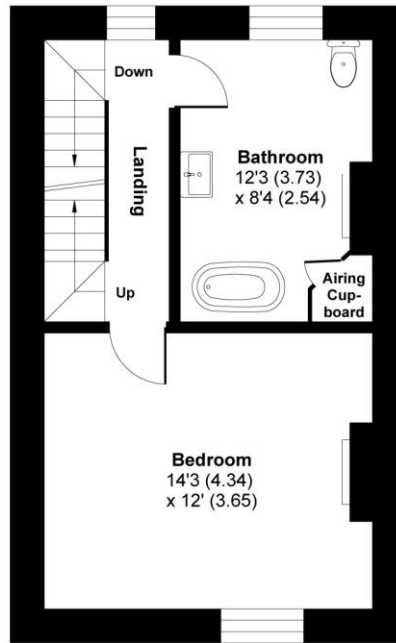
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1423918

## SHEPTON MALLET OFFICE

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**COOPER  
AND  
TANNER**

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