



Lothlorien, Galley Batch Lane, Oakhill, BA3 5AZ

£1,250,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

An exceptional five double bedroom detached home with flexible accommodation, including two bedroom annex, air source pump heated swimming pool and south facing gardens set within the popular village of Oakhill, near Wells and Frome. The property has been transformed by the current owners in recent years who have created a beautiful, contemporary and energy efficient home, perfect for either a large family, multi-generational living, or to create a healthy income, whilst also being offered with no onward chain.

Upon entering the house is a vaulted entrance hall with an abundance of natural light, storage for shoes and coats along with a w/c with wash hand basin. The kitchen/dining/family room has been transformed to create an open plan space, perfect for large social gatherings or daily family life. The kitchen has been finished to a high specification with an array of fitted units, eye level appliances such as an electric oven, steam oven, microwave and grill along with an induction hob, integrated dishwasher and boiling water tap. The room benefits from a dual aspect with large windows and French doors opening out to the enclosed south facing gardens to the rear. A dining area can comfortably accommodate a table for eight to ten people along with further seating at the breakfast bar. The family area provides a great space currently featuring a 98" TV for a cinema experience, whilst being open to the kitchen. The utility room provides additional storage along with plumbing for white goods and a door opening into the garden. A study can be found, leading from the kitchen, which makes a great space to work from home and has a door opening directly to the front of the house, along with hard wired super-fast broadband. Adjacent to the kitchen is a formal dining room, currently used as an additional home office and playroom but formerly had been used as a dining area to comfortably fit a table for ten people and benefitting from lovely garden views. The large sitting room is a wonderful triple aspect room of grand proportions and a wood burner as the focal point. Sliding doors open out to

the garden room, a versatile space perfect to be used as an additional area for comfortable seating or a further dining area with two sets of French doors opening out to the patio and gardens. The property also benefits from a substantial solar panel array with storage batteries which give significant savings on energy costs.

Stairs rise to the first floor with a galleried landing with access to all bedrooms, two bathrooms and storage. The principal bedroom is a spacious room with a dual aspect, air conditioning, views overlooking gardens and the countryside along with a dressing room and large ensuite bathroom. The ensuite comprises a large walk-in shower, freestanding bath, twin sinks, toilet and heated towel rail. The second double bedroom has a view overlooking the front gardens, formerly two double bedrooms which have been knocked into one but could easily be changed to the original layout. A further double bedroom overlooks the rear gardens and also benefits from fitted storage. The newly fitted main family bathroom features a freestanding bath, large shower, twin sinks, toilet and heated towel rail. A first-floor vestibule provides access to a staircase leading to the second floor, which comprises three rooms with restricted head height, currently used as a gym and loft storage.

## Annex

The annex can be either be incorporated within the main house or separated with locked doors between. Currently run as a successful holiday let it would also be perfect for friends and family to stay. The annex is on the first floor and comprises of an open plan kitchen/dining/sitting room with a fitted kitchen and electric appliances, ample space for a dining area and comfortable seating for four people. The annex has two double bedrooms, one having the benefit of fitted storage and an ensuite shower room.

















### The Pool

The pool is a fantastic space for entertaining friends, use with the annex or for daily family life. It has been upgraded by the current owners making it efficient to run using an air source heat pump and is presented in excellent order. The pod liner, pump and filter have all been recently replaced - which should mean years of maintenance free use. Within the pool area is a shower room with w/c and sauna. Three sets of French doors open out to the south facing enclosed rear gardens.

### Garage, Solar Panels and Parking

A door opening from the pool area provides access to the large double garage which houses the newly fitted gas central heating boiler for the house along with newly fitted batteries for solar or overnight charging. Solar panels on the roof provide energy for the batteries which can also be used to charge electric cars with a charger situated at the front of the house. The garage still has ample space for cars or to be used as additional storage. To the front and rear of the house is a parking area to comfortably accommodate ten to twelve cars. The parking area to the side of the house also contains the air source heat pump which heats the pool.

### OUTSIDE

The south facing gardens to the rear have been designed to be low maintenance featuring a large area of lawn with trees, shrubs and boarders. A large patio provides a perfect space for outside seating and entertaining and can be accessed either from the garden room, kitchen or pool area. To the side of the house is an access path and newly built log store.

### LOCATION

The pretty village of Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles

from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village there is a village shop, doctors surgery, village churches, village hall and recreation field and two public houses. Babington House is a 10 minute drive away. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings Bruton Co-Ed School and Millfield at Street are also easily accessible.

Sporting facilities in the area include racing at Wincanton and Bath, golf at nearby Mendip Golf Club and Wells, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there are leisure centres in Wells and Midsomer Norton offering a variety of recreational facilities.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From Wells proceed to Shepton Mallet and take the A37 signposted to Bristol. Then take the A367 signposted to Bath. Continue for approximately half a mile to the village of Oakhill. You will see 'The Oakhill Inn' on your right, turn left opposite the pub into the High Street. Continue for 800m and take the first right into Galley Batch Lane. Continue for approximately 250 metres and the property can be found on the left.

REF:WELJAT04022025



#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** G

**Heating:** Gas central heating with Air Source heating for the swimming pool.

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

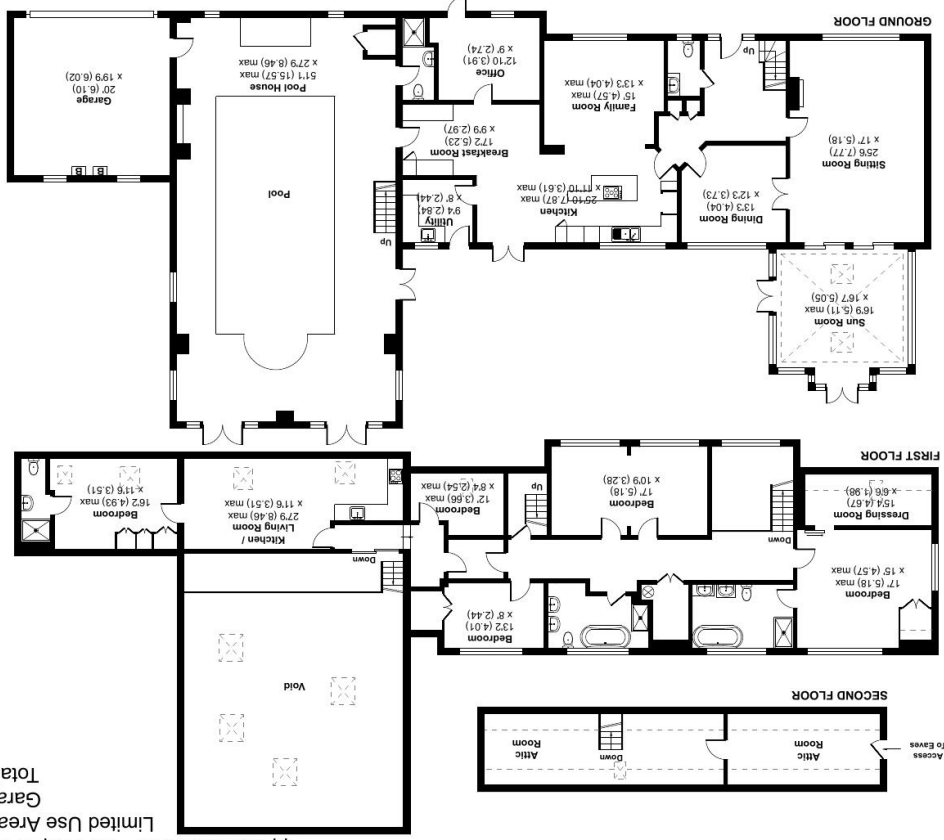


#### Nearest Schools

- Oakhill (primary)
- Wells & Shepton Mallet (secondary)

# Galley Batch Lane, Little London, Oakhill, Radstock, BA3

Approximate Area = 5928 sq ft / 550.7 sq m (excludes void)  
Limited Use Area(s) = 241 sq ft / 22.4 sq m  
Garage = 395 sq ft / 36.7 sq m  
Total = 6564 sq ft / 609.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
Produced for Cooper and Tanner. REF: 1239405



Annex



Annex



Annex

## WELLS OFFICE

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