



Brookside House, The Street, Chilcompton, BA3 4HB

£900,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptionally well designed five bedroom family home set within the favoured village of Chilcompton. Brookside House offers generous and flexible accommodation throughout whilst benefiting from a lovely outlook over the garden and fields in the distance.

Upon entering the property there is a double height entrance hall, fully glazed from floor to ceiling which creates a fantastic spacious first impression. Leading off the hall is the kitchen which has been re-configured by the current owners to create a marvellous open plan kitchen/dining room with French doors opening onto the deck and garden beyond. The kitchen comprises a range of Shaker style units, quartz worktops and built-in dishwasher, fridge/freezer, two Bosch ovens, microwave and warming drawer. A woodburner sits between the kitchen and dining room linking the two with an additional seating area. The dining room can comfortably accommodate a table for ten to fourteen people. with a large desk running the width of the room at one end making for an ideal office/homework point. Adjoining the kitchen is an expansive boot room/pantry/utility room with a Belfast sink, appliance space, wooden worktop and double doors opening into the garden. From the utility is a further room, occupying half of the double garage, providing a useful internal storage area.

The bright and spacious sitting room leads off the dining room and is beautifully presented with a wood burner with a wooden mantle and further French doors opening

out to the deck and gardens. Double doors open from the sitting room into the generous study/playroom which benefits from a dual aspect over the front gardens.

From the entrance hall is a storage cupboard, cloakroom, a downstairs w/c with wash hand basin and stairs rising to the first floor and mezzanine sitting area. The sitting area forms part of a galleried landing and offers lovely views over the front gardens through the large expanse of glass in the entrance hall.

The master bedroom benefits from ample built-in wardrobes and has an en-suite shower room with, toilet, heated towel rail and a wash hand basin unit with a granite top and storage beneath. A further four double bedrooms all look over the private gardens to the rear with the two larger rooms also having built-in wardrobes.

On the first floor there are two further bathrooms. The shower room features a large walk-in shower, toilet, twin sinks with storage beneath and a heated towel rail. The bathroom has a free-standing bath with shower attachment, wash hand basin with a marble top, storage cupboard, toilet and heated towel rail.

Throughout there are newly fitted solid oak internal doors and recently refreshed paintwork.

OUTSIDE

Approaching the property from 'The Street' is a wooden five bar gate opening to a private drive, gravelled









OUTSIDE (continued)

parking area and single garage which in total can comfortably accommodate five to six cars.

The front gardens are mainly laid to lawn with a few trees. To the rear a raised deck runs the width of the house giving access from the several sets of French doors to the garden. The middle section of the deck is canopied offering a fantastic seating area and there is a further large SW facing patio, perfect for entertaining. A landscaped pergola area provides a further seating space from which to enjoy the garden. The main garden is low maintenance with an expanse of lawn and a well-stocked flower bed. Access to the garden can be had from either side of the house. There is a locked gate which opens directly onto a village playing field, providing access to local footpaths and a small playpark.

LOCATION

Chilcompton has a mini supermarket with off licence and post office, doctors' surgery, two public houses, a popular café, petrol station, village hall with a busy programme of social clubs and activities, a sports club offering football, cricket, tennis, netball and a social venue. There is also a church, well-regarded primary school, childrens' centre and nursery. The village is conveniently located for commuting between Wells, Bath, Bristol and Frome. There are good road and bus

connections to Bristol and Bath, the motorway system and Bristol Airport (35 minutes).

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there are Leisure Centres in Midsomer Norton, Writhlington and Wells offering a variety of recreational facilities. Private members club, Babington House is a 10 minute drive.

There are five good comprehensive schools within easy reach and public schools at Downside Abbey and Bruton, with Independent Millfield School, Wells Cathedral and several schools in Bath easily accessible.

VIEWING

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

DIRECTIONS

From Wells take the B3139 to Chilcompton. Upon entering the village continue past the 'Mulberry' factory and take the next left into Parsonage Lane, continue to the end of the lane and turn right onto The Street. Continue for approx. 150m and Brookside House can be found on the left hand side immediately before the village stream.

REF:WELJAT28072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: G

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



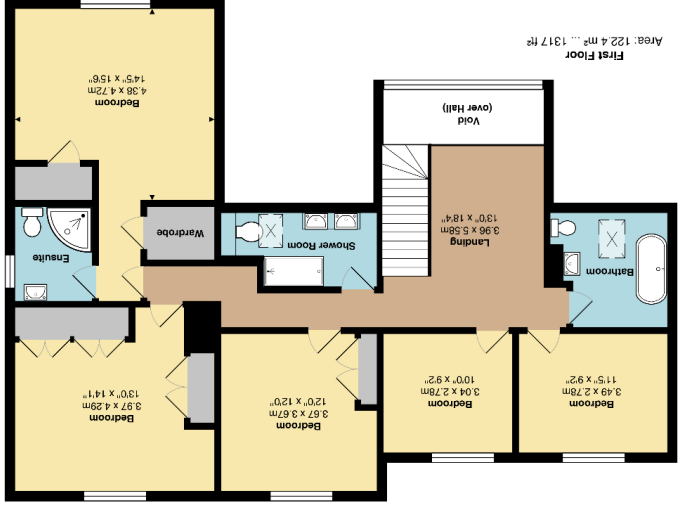
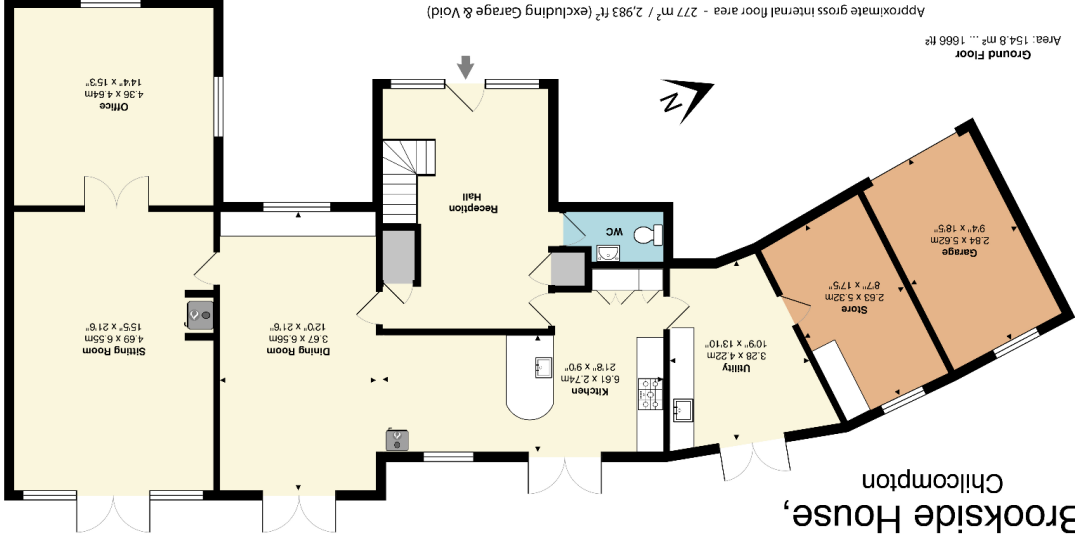
Nearest Schools

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)





Brookside House, Chilcompton



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