



Tall Timbers
Ashwick, Oakhill, BA3 5AR

Offers in the Region of
£325,000

STONEBRIDGE
Independent Estate Agents

Tall Timbers
Zion Hill
Ashwick, Oakhill
Somerset
BA3 5AR

- Detached chalet bungalow
- Three/Four bedrooms
- Living/Dining room
- Kitchen /breakfast room
- Lanscaped gardens
- Garage and off-road parking

A charming detached 3/4 bedroom bungalow with landscaped gardens set in a in a rural location.



Description

A charming detached 3/4 bedroom chalet bungalow set in a rural location on the outskirts of Oakhill. Accommodation comprises: On the ground floor, a spacious living/dining room with dual aspect views, bathroom, two bedrooms, kitchen/breakfast room, utility room. On the first floor, a W.C and a bedroom with a large dressing area that could be partitioned to make a fourth bedroom. The property also has a boiler room and an attached garage. There is off-road parking leading to the garage and landscaped gardens on three sides of the building. With some updating this could become a delightful home with superb secluded gardens. Viewing essential.

Tenure – Freehold (Please check with solicitor)

Local Authority – Mendip District Council

Services: Mains water, electricity, septic tank, oil fueled central heating.



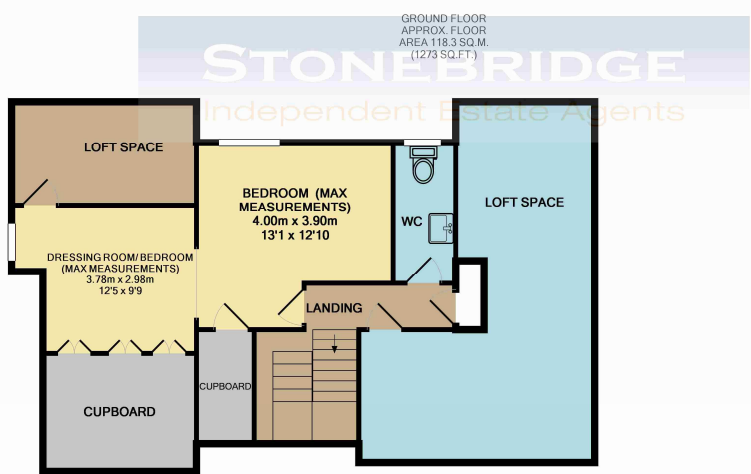
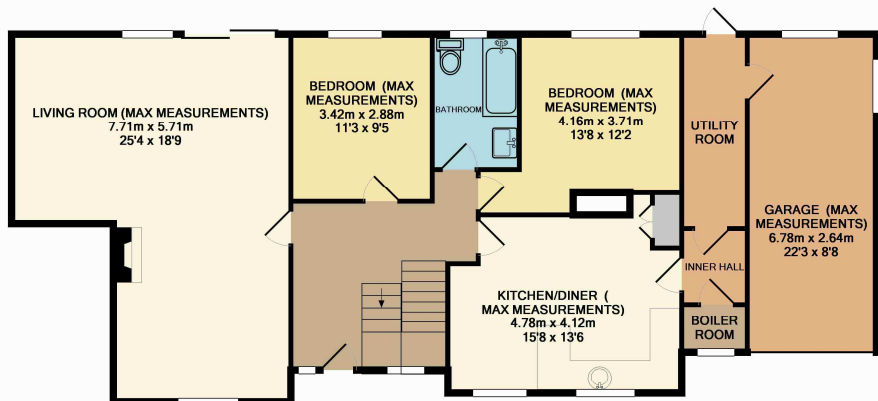


Outside

A driveway leads from the lane (via a set of wrought iron gates) to the garage and front door. Manicured gardens, laid mainly to lawn with borders of shrubs and trees are formed on all three sides of the property providing a secluded private space

Oakhill

A popular village, approximately, 3 miles North East of Shepton Mallet with good road access to Bristol and Bath and mainline trains from Castle Cary. The village has primary schools, a Public House and a Doctors' surgery.



Energy Efficiency Rating		Current	Potential
Per energy rated floor runnings			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	<27	44
(1-20)	G		
Per energy rated higher runnings			
England & Wales EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Per environmentally rated floor runnings			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	35
(1-20)	G		
Per environmentally rated higher runnings			
England & Wales EU Directive 2002/91/EC			

View from rear garden



Directions
 From Shepton Mallet proceed along the A37 to Bristol/Bath then turn right on the A365 towards Bath/Oakhill. Turn left into Oakhill high street then first right into Zion Hill. Tall Timbers can be found approx 450 yards on the left just before pound lane.

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