









## Tilbrook House, Carters Way Radstock

Ground Floor

Entrance Hall, W/C, Sitting Room, Open-plan Kitchen/dining Room, Utility Room.

First Floor

Five generous bedrooms, two en-suite bathrooms, family bathroom and office area.

Outside

Mature, enclosed garden, driveway, detached garage.

Guide Price £800,000

Killens - Wells

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## About the property.

Tilbrook house is a beautifully, architecturally designed property, finished to the highest specification. The property has been constructed and well thought out with great attention to detail and provides a great, substantial family home, able to cater for all your needs.

## About the inside.

The property is accessed through the entrance hall, which is warm and welcoming, and gives a small glimpse of what is to come in the property. To the left is one of the two main reception rooms, which has a gorgeous, stone-built fireplace to the centre with a wood burning stove, which acts as the centre focus of this room. It is currently used as a relaxing, lounging area for cosy winter evenings but could be versatile for uses to suit a new owner. To the right-hand side there is a further reception room, which is open into the kitchen. This is a bright and airy space with seating set up looking out onto the garden. Bi-folding doors open up to the garden allowing a inside-outside flow perfect for summer days. The blinds are fitted inside the glass panels of the doors, one example of the high specification throughout the property, which creates a clean, finished style and avoids damage. The kitchen is fitted to a high standard with fitted appliances and an island to the centre. There is also a traditionally built larder, perfect for additional storage. A separate utility room is accessed from the kitchen, which has further units, a sink and plumbing for a washing machine. On the first floor there are four generous double bedrooms, two with en-suite bathrooms plus the family bathroom. On the second floor there is a further bedroom, with a separate toilet, and the landing area can be used as an office space.

## About the outside.

Outside, the property has a mature, enclosed garden, with an array of shrubs, planting and flowers. It is south facing and is a lovely space to sit and relax, or for alfresco dining. There is a driveway, providing off-street parking for two cars and a double garage, with power and ample storage above in the loft space.





## About the area.

Tilbrook House is situated in the village of Chilcompton. The property is within reach of local amenities, including a Co-Op, Post Office, doctor's surgery and an excellent pub. There is a primary school in the village and there is a great selection of independent schools in the area to include Downside School, All Hallows Preparatory School, Millfield and Wells Cathedral School. High speed rail links to London Paddington are available from Bath Spa and Bristol Temple Meads with a journey time from 90 minutes. Wells 10 miles, Frome 11 miles, Bath 12 miles, Bristol 17 miles, Bristol International Airport 16 miles (All distances and times are approximate)

## Directions.

Tilbrook House is located just 0.2 miles from the co-op at Chilcompton, from the co-op follow the Wells Road and then turn left onto Carters Way. Tilbrook House can be found on the righthand side just opposite the doctors surgery.

## Useful Information.

Postcode- BA3 4XH

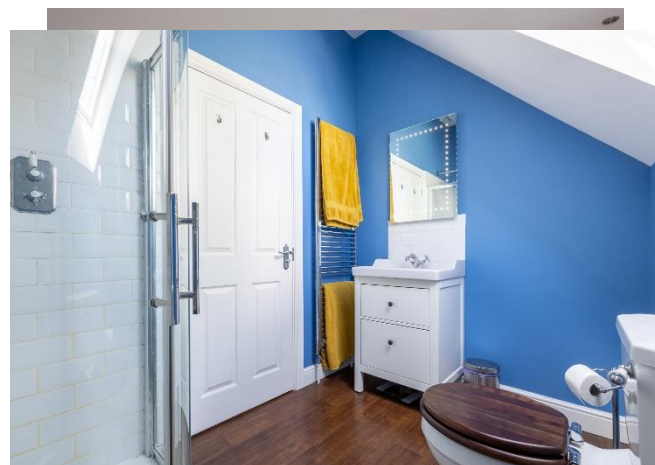
Services - Private Drainage, Mains Water, Gas Central Heating and Electricity

Tenure - Freehold

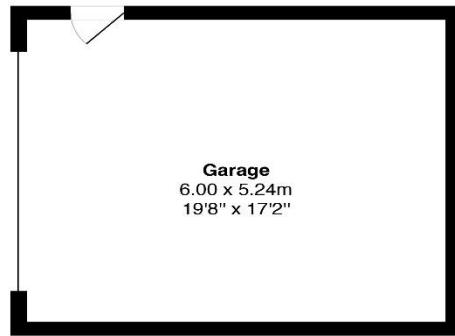
Local Authority - Mendip District Council

Energy Performance Certificate Rating -

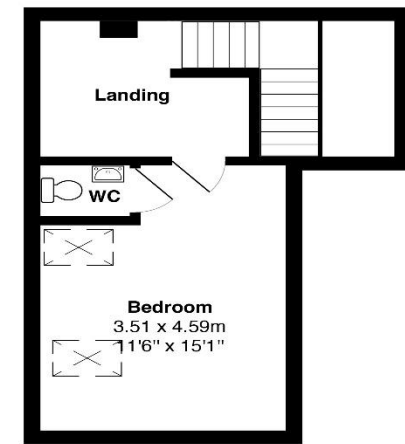
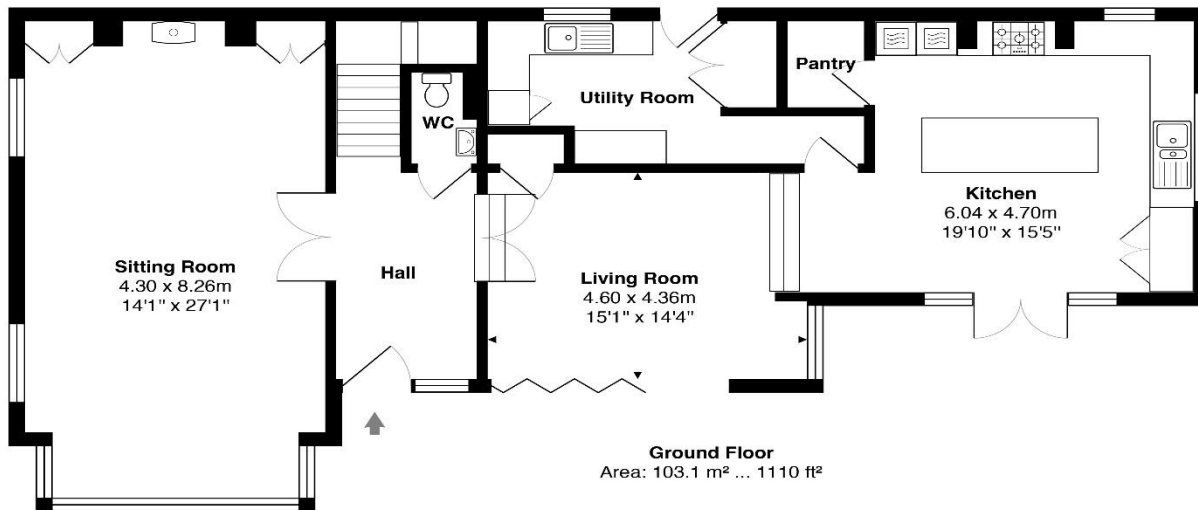
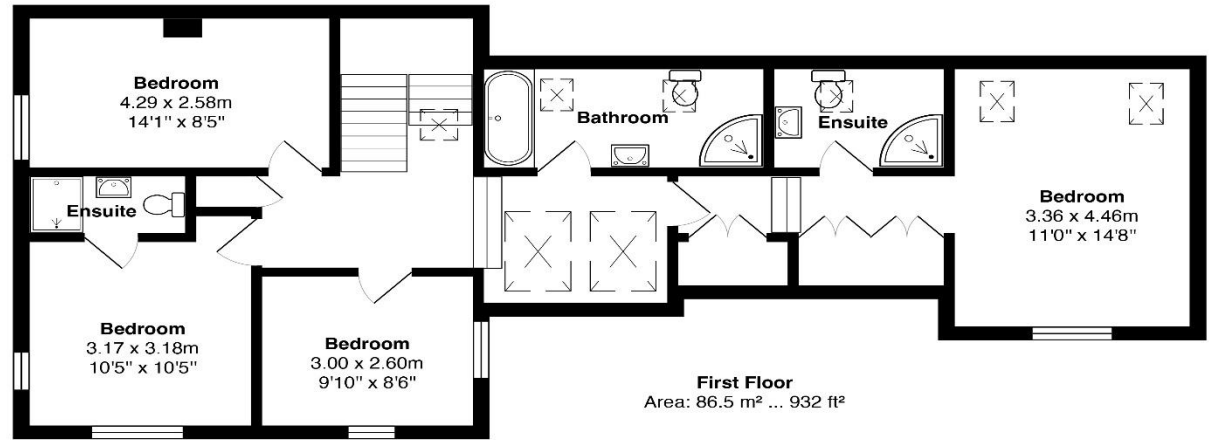
Council Tax Band -



# Tilbrook House, Chilcompton



(position not correct to main building)



**Second Floor**  
Area: 28.6 m<sup>2</sup> ... 308 ft<sup>2</sup>

Approximate gross internal floor area of main building - 218.2 m<sup>2</sup> / 2,350 ft<sup>2</sup>

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