



Hill View Green Lane, Stratton-on-the-Fosse

A delightful country property set on its own in a quiet rural area between Bath, Frome and Wells. Generous, flexible accommodation, two double garages and gardens of just over half an acre.

Ground Floor

Porch, Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study

First Floor

Master Bedroom with En Suite Shower Room, Three Further Double Bedrooms, Bathroom

Outside

Detached Double Garage, Further Detached Double Garage with Store, Gardens of 0.5 Acre

Guide Price £855,000

Killens - Wells
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About the property.

Hill View is a delightful detached house sitting on its own in a rural setting and without close neighbours. The house is placed comfortably within its own open and sunny garden of just over half an acre. The property has been in the same ownership for over 30 years and has been extended over the years to create a comfortable spacious home.

Hill View has been well maintained throughout and has generous and versatile accommodation that includes a 23 ft. sitting room and four bedrooms. Practicalities are catered for with gas central heating and double glazed windows.

The garden of around half an acre, wraps around the property and faces predominantly southwest with detached double garages and drives on both the east and west side of the house.

About the inside.

The front door opens into the porch with a further door opening to the hall. On the left is the dual aspect dining room with a fireplace. On the right of the hall is the study with a 'Jetmaster' fire. The triple aspect sitting room has a fireplace with a gas fire and a glazed door opening out onto the paved garden terrace, this substantial room has plenty of space for sofas and chairs. The kitchen and breakfast room is also triple aspect with the kitchen area being fitted with wall and floor cabinets with space for appliances. The dining area has space for a table and chairs. Off the kitchen is a lobby area with a door leading to the garden and a further door leading to the cloakroom.

On the first floor is a superb master suite with a 23 ft. triple aspect bedroom with built-in wardrobes and an en suite shower room with shower, hand basin and wc. There are three further double bedrooms, all with views over adjacent countryside and a family bathroom.

About the outside.

The mature garden at Hill View is around half an acre and wraps around the property with gated drives both on the east and west of the house.



On the west the drive leads to the detached double garage that has office or annexe potential – subject to the necessary permissions and consents.

The drive on the east leads to a further double garage with an internal store. To the left is a small garden with a greenhouse whilst the rest of the open and sunny garden is mainly lawned with flower borders that have mature planting and a small ornamental pond. To the south of the house is a paved terrace which gives a sunny spot for seating and dining and a retractable sun blind for shade during the warmer days.

About the area.

Hill View is situated between the villages of Chilcompton and Stratton on the Fosse and close to Downside Abbey School. The property is within reach of local amenities in the village of Chilcompton. 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).

Useful Information.

Directions - The property can be found one mile from the Co-Op in Chilcompton. From the shop follow the B3356 towards Stratton-on-the-Fosse. After one mile, take a right turn on to Green Lane. Hill View can be found on the left hand side.

Postcode – BA3 4TB

Internet – High Speed with Fibre Connected and BT

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

Local Authority – Mendip District Council

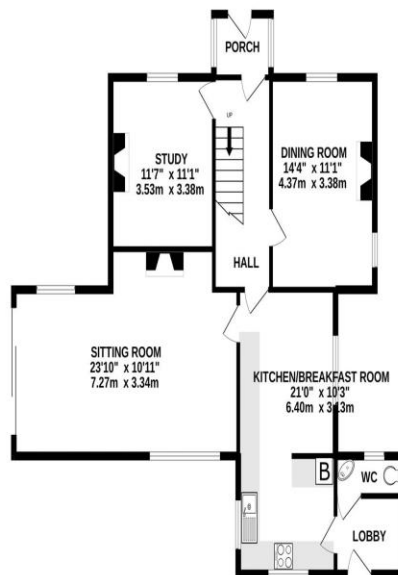
Council Tax - F

Energy Performance Certificate Rating - D

Tenure - Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

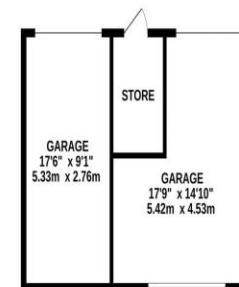
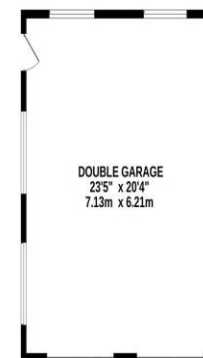
GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



OUTBUILDINGS
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2614 sq.ft. (242.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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