

DAVIES & WAY

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1 The Willows High Littleton Bristol BS39 6HB



£450,000

A very spacious attractive modern detached house, one of just two similar properties set in a quiet lane in the heart of this popular country village with good commuting access to Bristol and Bath.

* Well designed practical layout * entrance hall * cloak/wc * sitting room * dining room * study * kitchen * utility room * family room * 5 bedrooms * 2 with en suite shower rooms * family bathroom * parking * detached double garage * gardens to front and rear *



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The property comprises a modern detached house of some character with attractive bradstone finished elevations incorporating a Georgian style entrance portico. It is one of two similar properties completed in 2003 in a quiet cul de sac location set back from High Street. The property offers well conceived accommodation with a very practical layout, ideal for family occupation.

On the ground floor the entrance hall has a turning staircase rising to the first floor, there is a large study, sitting room featuring a marble fireplace with living flame gas fire and double doors leading to the dining room. A further door from the hallway leads to a good size kitchen which is furnished with a comprehensive range of units. A good size family room, utility and downstairs wc compete the ground floor accommodation. On the first floor there is a spacious landing and five bedrooms, two of which have en suite shower rooms with the remaining bedrooms being served by a family bathroom with a four piece suite with full size bath and separate shower cubicle.

On the outside the property is approached over a shared driveway to a block paved drive which leads to a detached double garage with a further block paved parking area to the front of the house. There are established gardens to the front and rear with that to the rear being fully enclosed.

High Littleton is a popular country village location with a basic range of local shops and amenities approximately 10 miles from Bath, 13 miles from Bristol, 7.5 miles Keynsham and 5 miles from Midsomer Norton and 11 miles Wells making it an ideal commuting base. An opportunity for those seeking an easily run modern home with space for a growing family within a thriving village community with a primary school rated outstanding by Ofsted. It is in the catchment area for Norton Hill High School with a student bus service from the village.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORTICO: uPVC Double glazed entrance door and side panel leading to

HALLWAY: Oak flooring, turning staircase rising to first floor with turn spindle balustrading, understairs cupboard, radiator.

CLOAK/WC: uPVC double obscure glazed window. White suite comprising low level wc and wall hung wash hand basin with tiled splashback, tiled floor, radiator.

SITTING ROOM: 4.64m x 3.44m (15' 2" x 11' 3") uPVC double glazed window to front aspect, radiator, oak flooring, marble fireplace with living flame gas fire, part glazed double doors to

DINING ROOM: 3.45m x 3.13m (11' 3" x 10' 3") uPVC double glazed french doors to rear garden, radiator, oak flooring.

STUDY: 4.02m x 3.15m (13' 2" x 10' 4") uPVC double glazed window to front aspect. Oak flooring, radiator.

KITCHEN: 4.04m x 3.73m (13' 3" x 12' 2") uPVC double glazed window to rear aspect, tiled floor, ceiling mounted downlighters. Range of modern fitted wall and floor units with rolled edged work surfaces and tiled surrounds. Inset one and quarter bowl sink unit with mixer tap, integrated dishwasher and refrigerator, built in four ring gas hob with extractor above and eye level double oven.

UTILITY ROOM: 2.95m x 1.95m (9' 8" x 6' 4") uPVC double glazed window to rear aspect and uPVC double glazed door to rear garden. Tiled floor, radiator. Fitted wall and floor units with work surfaces and tiled surrounds (to match kitchen). Inset stainless steel single drainer kitchen with mixer tap. Plumbing for automatic washing machine, further appliance space, concealed gas fired boiler.

FAMILY ROOM: 3.75m x 2.95m (12' 3" x 9' 8") uPVC double glazed window to front aspect, radiator, oak flooring, ceiling mounted downlighters.

FIRST FLOOR

LANDING: Access to roof space, radiator, cupboard with hot water cylinder.

BEDROOM ONE: 3.64m x 3.47m (11' 11" x 11' 4") uPVC double glazed window to front aspect. Built in wardrobes (excluded from measurements).

EN SUITE SHOWER ROOM: Oval double glazed window, tiled floor, radiator. White suite comprising low level wc, pedestal wash hand basin with tiled splashback and fully tiled shower enclosure with thermostatic shower.

BEDROOM TWO: 3.84m x 3.55m (12' 7" x 11' 7") (including en suite) uPVC double glazed window to rear aspect, radiator.

EN SUITE SHOWER ROOM: Oval double glazed window to side aspect. White suite comprising low level wc, wash hand basin and shower enclosure with thermostatic shower head. Radiator.

BEDROOM THREE: 2.86m x 2.76m (9' 4" x 9') uPVC double glazed window to rear aspect, radiator. Built in wardrobes (included in measurements).

BEDROOM FOUR: 3.16m x 2.92m (10' 4" x 9' 6") uPVC double glazed window to front aspect, radiator. Built in wardrobe (included in measurements).

BEDROOM FIVE: 3.12m x 2.96m (10' 2" x 9' 8") With sloping roof line, built in wardrobes and bedside cabinets (included in measurements), radiator, ceiling mounted downlighters.

BATHROOM: uPVC double obscure glazed window to rear aspect. Tiled floor and half tiled walls. Suite of low level wc, panelled bath, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower head. Radiator.

OUTSIDE

To the **FRONT**, the property is approached over a shared private driveway which in turn leads to a private block paved driveway providing off street parking and leading to the **DETACHED DOUBLE GARAGE** 5.16m x 4.77m (16' 11" x 15' 7") up and over entrance door, personal door, power and light connected. There is a further paved parking area immediately to the front of the house adjacent to the front garden which is laid to lawn with shrubs and bushes. There are access points to both sides of the property leading to the

REAR GARDEN 18m x 9.7m (59' x 31') The garden is level and enclosed with a paved patio terrace, laid to lawn with trees, shrubs and bushes.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

DIRECTIONS: On entering the village of High Littleton from the direction of Bath on the A39 proceed past the post office and the turning for Eastover Road and the property will be found on the left hand side set back down a private driveway.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400 REF UWR1115

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



