

DAVIES & WAY

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3 The Heritage Camerton Bath BA2 0AU



£525,000

A beautifully presented modern detached house of generous proportions set within a select cul de sac development enjoying delightful rural views to the rear located in a popular village some 7 miles south west of Bath.

* Tastefully decorated spacious family home * entrance hall * cloakroom with wc * 3 reception rooms * kitchen/breakfast room * utility room * 4 bedrooms, 2 with en suite facilities * family bathroom * mature rear garden backing onto open countryside * double garage * viewing essential *



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This attractive modern detached house with elevations in bradstone beneath a tiled roof and forms part of a small select cul de sac development of similar properties. Immaculately presented throughout, the property offers unusually generous room sizes with a very practical and conventional layout.

In all (included the garage) the accommodation extends to approximately 1930 sq ft. On the ground floor the house is approached through a good size entrance hall with downstairs cloakroom and doors leading off to the principal ground floor rooms. There are three generous reception rooms, the sitting room at the rear of the house has french doors opening onto the garden while to the front both the dining room and study are of good size. The kitchen/breakfast room is also a good size room large enough to accommodate a dining table and is furnished with an excellent range of modern units. A door leads from the kitchen to the utility room and then onto the attached double garage.

On the first floor there are four well proportioned bedrooms two of which have en suite shower rooms with the remaining bedrooms served by a good size family bathroom.

On the outside the property has a double width drive leading to the double garage. The mature well stocked rear garden which backs onto countryside and enjoys pleasant rural views.

The small village of Camerton is a traditional rural community some 7 miles south west of Bath providing local facilities including a church, village hall and playing fields. The nearby villages of Timsbury and Peasedown St John provide a wider range of day to day facilities including local shops and post office as well sporting and recreational facilities. Camerton is well placed for commuting to the Cities of Bristol, Bath and Wells as well as the Towns of Shepton Mallet, Frome, Midsomer Norton and Keynsham.

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

GROUND FLOOR

CANOPIED ENTRANCE PORCH: Entrance door leading to

HALLWAY: Engineered oak flooring, radiator, uPVC double glazed window to front aspect.

CLOAKROOM/WC: Low level wc and wash hand basin with tiled splashback, uPVC double obscure glazed window, engineered oak flooring, radiator.

SITTING ROOM: 4.80m x 3.66m (15' 8" x 12') Attractive classical style feature fireplace with living flame gas fire, uPVC double glazed french doors leading to rear garden and uPVC double glazed window to rear aspect. Two radiators, wall mounted uplighters, glazed double doors to hallway.

DINING ROOM: 3.85m x 3.43m (12' 7" x 11' 3") Glazed double doors to hallway, radiator, two uPVC double glazed windows to front aspect, wall mounted uplighters.

STUDY: 3.33m x 2.69m (10' 11" x 8' 9") uPVC double glazed window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM: 4.09m x 3.60m (13' 5" x 11' 9") Tiled floor, uPVC double glazed window to rear aspect, radiator, ceiling mounted downlighters. Furnished with an excellent range of cream coloured wall floor units with contrasting work surfaces and tiled surrounds. The units provide a good range of drawer and cupboard storage space with a belfast style inset single drainer sink unit with mixer tap, wine rack, integrated dishwasher, refrigerator and freezer, built in four stainless steel hob with canopied extractor hood above and Bosch eye level double oven.

UTILITY ROOM: 1.88m x 1.63m (6' 2" x 5' 4") Tiled floor, radiator. Fitted base unit with work surface and inset single drainer sink unit with mixer tap, uPVC double glazed window to rear aspect, plumbing for automatic washing machine, wall hung Glow Worm gas fired boiler.

FIRST FLOOR

SPACIOUS LANDING: Access to roof space, radiator, airing cupboard with hot water cylinder and fitted shelving.

BEDROOM ONE: 3.74m x 3.65m (12' 3" x 12') uPVC double glazed window to front aspect, radiator. Range of quality built in wardrobes to one wall (included in measurements).

EN SUITE SHOWER ROOM: uPVC double obscure glazed window. White suite comprising low level wc and wash hand basin set in vanity unit with built in storage cupboards. Oversized fully tiled shower enclosure with thermostatic shower head. Extractor fan, radiator.

BEDROOM TWO: 3.37m x 2.74m (11' x 9') uPVC double glazed window to front aspect, radiator. Quality built in wardrobes (excluded from measurements).

EN SUITE SHOWER ROOM: uPVC double obscure glazed window to front aspect, radiator. White suite comprising low level wc, wash hand basin set in vanity unit with cupboard beneath and tiled surrounds, fully tiled shower enclosure with thermostatic shower head. Extractor fan.

BEDROOM THREE: 2.76m x 2.69m (9' x 8' 9") uPVC double glazed window to rear aspect with delightful rural views, radiator, quality built in wardrobes (excluded from measurements).

BEDROOM FOUR: 2.69m x 2.62m (8' 9" x 8' 7") uPVC double glazed window to rear aspect with delightful rural views. Radiator.

FAMILY BATHROOM: uPVC double obscure glazed window to rear aspect. White suite comprising panelled bath with mixer tap incorporating shower attachment and tiled surrounds, wc with concealed cistern, bidet and wash hand basin set in vanity unit with storage cupboard. Extractor fan.

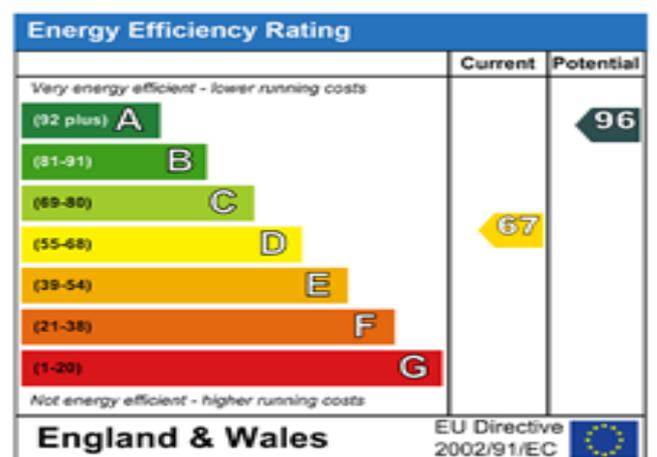
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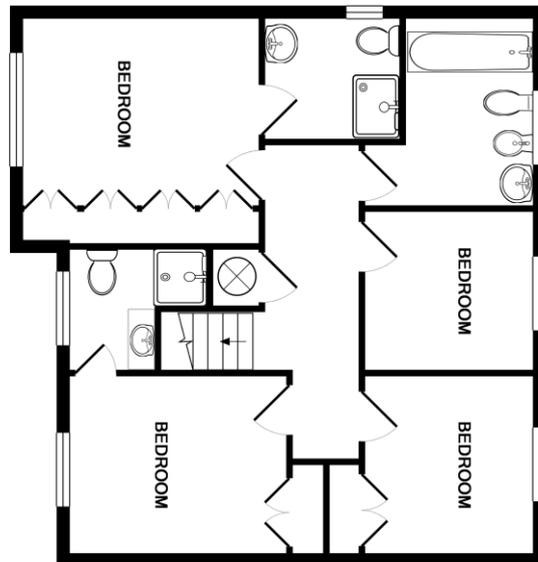
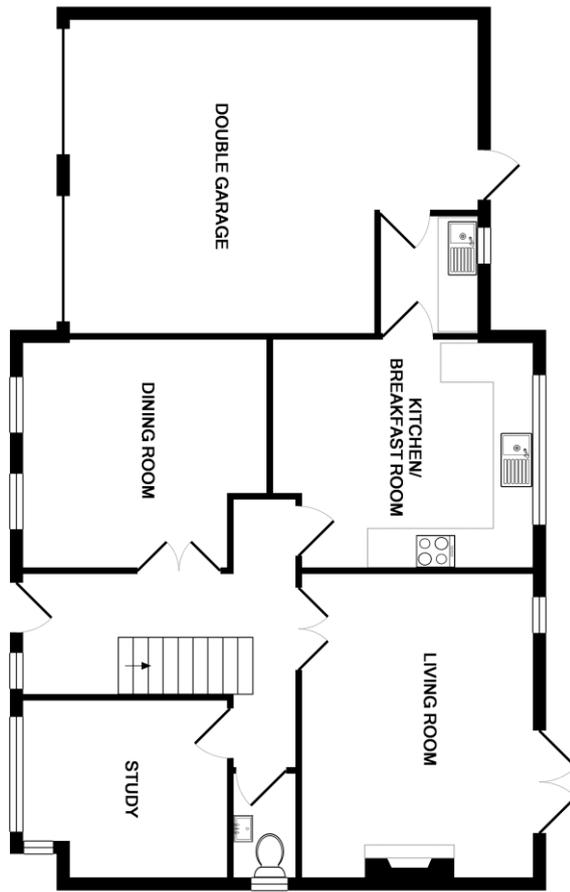
To the **FRONT** of the property the garden is open plan laid to lawn with shrub borders. A double width driveway provides off street parking and the approach to the **DOUBLE GARAGE** 6.58m (21' 7") (reducing to 4.49m (14' 8")) x 5.23m (17' 1") Twin up and over entrance doors (one with remote electrical operation) power and light connected, personal door to rear and connecting door to utility room.

The **REAR GARDEN** is an attractive feature of the property being level, landscaped and mature approximately 15m (49') wide x 9m (29') deep. It adjoins farmland to the rear with a sylvan backdrop and comprises a paved patio, central oval lawn with well stocked flower and shrub borders including standard roses and a beech hedge at the rear. There is a timber pergola and gravelled sitting area. The garden is a tranquil and secluded part of the property. An outside water tap is provided.

DIRECTIONS: Travelling on the A39 proceed through Marksbury to the village of Farmborough turn left into Timsbury Road. At Bloomfield Crossroads in Timsbury turn left proceed through the village and at the sharp left hand bend at the end of the village continue taking the next turning right at the mini roundabout onto Red Hill. Proceed down Red Hill and The Heritage will be found on the left hand side.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400
REF UWR1053**





TOTAL APPROX. FLOOR AREA 161.3 SQ.M. (1736 SQ. FT.)

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