Set in a delightful grounds extending to 0.80 acre on the southern edge of the village with views across the Cam Valley this beautifully presented individual detached bungalow must be viewed to be fully appreciated.

* Tastefully decorated & appointed to a high standard * porch * entrance hall * sitting & dining room * double glazed conservatory * kitchen/breakfast room * utility * 3 double bedrooms * luxury bathroom * gravelled driveway approach & detached double garage * superb gardens & grounds with lovely views *

Offers in the region of £550,000
The Spinney Church Hill High Littleton Bristol BS39 6HG

The Spinney is an individual detached bungalow believed to date from 1955 which has been in our Vendors ownership since 1992. During the present ownership the property has been subject to considerable expenditure and now offers well balanced and beautifully appointed accommodation with good room sizes throughout. The bungalow is set on a large plot with delightful and very well maintained gardens and has scope to enlarge the existing accommodation by way of extension subject to obtaining necessary planning consents.

The property is approached through an entrance porch to a large reception hall. To the rear of the bungalow, the sitting and dining rooms are linked by an archway. There is an attractive modern conservatory approached from the living room with delightful views across the garden and the Cam Valley. A large kitchen/breakfast room is furnished with an excellent range of units while a rear porch doubles as a utility area. There are three double bedrooms on the western side of the property which are served by a luxury bathroom which is in addition to a separate cloakroom/wc.

The property is approached over a gravelled driveway with ample parking and the advantage of a detached double garage and an attached workshop and store.

Church Hill is a popular location within the village. The Spinney enjoys a very rural feel although its setting is within level walking distance of village amenities including local post office, village stores, public house, parish church and well regarded primary school. High Littleton is popular country village location approximately 10 miles from Bath, 13 miles from Bristol, 7.5 miles from Keynsham, 5 miles from Midsomer Norton and 11 miles from Wells making it an ideal commuting base. The village is on a bus route and within the catchment of Norton Hill Secondary School in Midsomer Norton.

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

GROUND FLOOR
ENTRANCE PORCH: Double glazed door and windows, wood block flooring, radiator, multi pane inner door to

HALLWAY: 4.75m x 2.68m (15' 7" x 8' 9") A spacious introduction to the property with a shelved linen cupboard and radiator.

CLOAKROOM/WC: Tiled floor and half tiled walls, double obscure glazed window. Modern white suite with chrome finished fittings comprising wc and wash hand basin. Radiator.

LIVING ROOM: 4.49m x 3.61m (14' 8" x 11' 10") Classical style fire surround with marble inset and hearth with living flame gas fire. Double glazed windows to side aspects and sliding double glazed door to conservatory. Radiator. Open to

DINING ROOM: 3.77m x 3.26m (12' 4" x 10' 8") Double glazed picture window overlooking the rear garden and with views beyond. Double glazed window to side aspect, picture rail.

CONSERVATORY: 3.52m x 1.80m (11' 6" x 5' 10") Double glazed with a gabled roof pattern and glass roof. Tiled floor, sliding double glazed doors to decked terrace with views across the garden and countryside beyond.

SPACIOUS KITCHEN/BREAKFAST ROOM: 6.22m x 4.02m (20' 4" x 13' 2") reducing to 2.89m (9' 5") Double glazed windows overlooking the garden, radiator. Beautifully presented with a range of attractive modern wall and floor units with rolled edged work surfaces and up stands. Inset one and a quarter bowl sink unit with mixer tap. Built in Bosch five ring stainless steel gas hob with canopied extractor above and eye level Bosch double oven. Integrated fridges and freezer, floor mounted Worcester gas fired combination boiler. Stable door to

UTILITY: 1.77m x 1.68m (5' 9" x 5' 6") Double glazed window and door to outside, polycarbonate roof, plumbing for automatic washing machine and further appliance space. Built in work surface and floor cupboards. Tiled floor.

BEDROOM: 4.38m x 3.35m (14' 4" x 11') Double glazed picture window overlooking the garden with views of the Cam Valley. Radiator.

BEDROOM: 3.96m x 3.29m (13' x 10' 9") Double glazed window to side aspect. Radiator.

BEDROOM: 3.32m x 3.94m (10' 10" x 12' 11") Double glazed window to front aspect. Radiator. Presently used as a separate dining room.

BATHROOM: 3.49m (11' 5") plus door recess x 1.73m (5' 8") Double obscure glazed window to front aspect, radiator. Fully tiled walls and floor. Beautifully appointed furnished with a white suite with chrome finished fittings comprising bath with mixer tap incorporating shower attachment, large walk-in shower enclosure with thermostatic shower head, wc with concealed cistern and wash hand basin with mixer tap set in vanity unit. Radiator.

OUTSIDE
The property is approached from Church Hill over a shared driveway serving two other properties, after a short distance there is access to the lengthy private gravelled driveway into The Spinney. The driveway culminates an area to the front of the bungalow providing ample parking and turning space and adjacent to the DETACHED DOUBLE GARAGE 5.60m x 5.10m (18' 4" x 16' 8") with twin entrance doors, power and light connected and overhead storage space. attached to the garage is a garden shed and adjacent WORKSHOP 3.69m x 1.21m (12' 1" x 4') the workshop has a sink, power and light, fitted work surface and window.

The property is set in beautifully manicured grounds of 0.80 of an acre. At the entrance there is a woodland garden beyond which lie extensive lawns with deep flower and shrub beds with a number of deciduous and evergreen trees and hedging. The gardens wrap around the bungalow to both sides, with lawns and borders and a wood chip area with aluminium framed greenhouse and timber pergola and decking.

The REAR GARDEN is a superb feature of the house laid mainly to lawn with landscaped borders and a timber decked terrace immediately to the rear of the property facing due south. The garden enjoys a good degree of privacy adjoining fields at the rear and with views across the Cam Valley. There is a vegetable plot on the eastern side. Outside water and light are provided. The gardens and grounds which make the setting of this bungalow unique are unappreciated unless the property is viewed.

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

DIRECTIONS: Travelling on the A39 through the village of High Littleton on the High Street continue past The Star public house on the left hand side and just beyond the turning left for Timsbury Road you will see a stone built Lodge House on the left hand side with two gate pillars to the right hand side leading on to the driveway. Follow the driveway past The Lodge and The Spinney is the next property on the left hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1124

Energy Efficiency Rating

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England & Wales

EU Directive 2002/91/EC
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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