



JEREMY JENKINS

ESTATE AGENT

Loft End, 13 Wellow Lane. Hinton Charterhouse. BA2 7SY.

Guide Price £525,000

A family home in a superb village location boasting a generous garden, surrounded by lovely countryside & views.

Originally, the property was two cottages converted into one which was then extended to the side & rear, arranged over three floors. This home has a surprising amount of space inside! We find a living room with feature fireplace, dining room/entrance hall leading to the kitchen that overlooks the garden, family room/garden room with double sliding doors into the garden onto the patio, perfect for outside entertaining. There is also a cloakroom & very handy utility, boot room on the ground floor. Upstairs are four bedrooms, the master with ensuite dressing room. The bedroom on the top floor benefits from glorious views! It is fair to say, there is room here for further creativity & potential.

Outside we have a wonderful enclosed garden, perfect for keen gardeners & children to run around in and explore backing onto and overlooking open fields with a garage, carport and additional off-road parking. **EPC - D**

Hinton Charterhouse is a very pretty village with access to Bath which is just 5 miles away. The village offers a series of good local amenities, including a village shop, Post Office & two public houses, The Stag and The Rose and Crown. Popular primary schools are just a mile away in Freshford where there is also a train station with links to Bath with high-speed rail links to London Paddington, Bristol Temple Meads and services to the West Country. There are also local schools in nearby Wellow & Norton St Philip. The popular cricket ground is in the heart of the village and there are plenty of excellent walks to discover that lead into the Limpley Stoke valley and to Wellow.

- Period, family home with views
- Four bedrooms, master with dressing room
- Family / garden room
- Kitchen, utility & cloakroom
- Generous hall /dining room & living room
- Pretty, enclosed garden, garage & carport





Character, family home with lovely views & pretty garden

Four bedrooms, master with en suite dressing room

Garage, carport and ample parking

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale. Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 0BH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request. Registered in England: 07115125.

