



JEREMY JENKINS

ESTATE AGENT

Kings Gatchell, Green Lane, Hinton Charterhouse. BA2 7TL.

Guide Price £725,000

A family home in a superb village location boasting a generous garden and double garage near lovely countryside.

Kings Gatchell is set on a leafy lane on the outskirts of ever popular Hinton Charterhouse which lies to the south of Bath. This substantial detached bungalow boasts well proportioned flexible accommodation for a variety of lifestyles from growing families to the retired couple. We find a welcoming entrance hall which leads to all the principle rooms. The large sitting room has a fireplace & adjoins both the dining room & conservatory. The kitchen breakfast is impressive too measuring 17'8 by 14'7 max. The dual aspect master bedroom has an ensuite with both shower & bath. Further to this are three bedrooms & the family bathroom; all four have built in wardrobes. Lastly there is a utility room & cloakroom. Some updating may be desirable.

The south facing garden is mostly lawned with hedges & summerhouse plus useful garden room/office behind the double garage.

Hinton Charterhouse is a very pretty village with access to Bath which is about 5 miles away. The village offers a series of good local amenities, including a village shop, church, Post Office & two public houses, The Stag & The Rose and Crown. The popular primary school is in Freshford where there is also a train station with links to Bath with high-speed rail links to London Paddington, Bristol Temple Meads & to Wales & 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. Bath and Bristol city centres offer high street shopping, entertainment and night life.

- Detached village home
- Four bedrooms, master with ensuite
- Good receptions rooms **NO CHAIN**
- Kitchen breakfast room
- Large level south facing gardens
- Double garage & driveway parking **EPC - D**





Substantial detached village home

Four bedrooms, master with en suite

Double garage & 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.
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