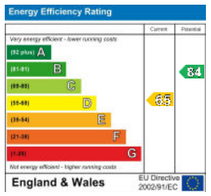

Chatley Park, Norton St Philip, Bath BA2 7NP
Gross Internal Area (Approx.)
Main House = 2,470 sq ft - 229 sq m
Outbuilding = 169 sq ft - 15 sq m
Total = 2,639 sq ft - 244 sq m

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
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ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

NORTON ST. PHILIP BA2 7NP

4 BEDROOM HOUSE - DETACHED

GUIDE PRICE £975,000

- Stunning four bedroom detached countryside home
- Four double bedrooms, two with en-suites, one family bathroom
- Outside home office and off road parking for multiple vehicles
- Beautiful open plan kitchen/diner, large living room, separate family room, study and W.C
- Pretty wrap around garden and additional 1.8 acres of paddock
- Freehold, EPC D, Council tax band G

DESCRIPTION

Nestled in the heart of the countryside, this stunning four-bedroom detached property offers a rare opportunity to enjoy the serenity of rural living while being just a short drive from local amenities. Surrounded by a 1.8 acre paddock, this charming home boasts both privacy and uninterrupted views to Westbury white horse. Upon entering the property, you'll be greeted by a welcoming entrance hall that leads into spacious and light-filled living areas. The large living room features a stunning fireplace and complimenting log burner, double doors leading into the gardens and plenty of room for family gatherings, whilst the separate large kitchen/diner is the perfect space for entertaining with large kitchen island unit, beautiful flagstone flooring and bespoke units. The ground also benefits from a cloakroom, separate study area and lovely family room. Upstairs comprises four double bedrooms, two with en-suites and one other family bathroom. Each bedroom boasts stunning countryside views.

Outside, the property benefits from a large garden office which has been made for home working and even has a separate sound proofed sound booth, ideal for keen musicians. There is a gravel parking area outside the property, suitable for a number of vehicles. The enclosed mature gardens wrap around the property and there is a raised patio leading off the back of the home, which enjoys open views over the paddock and beyond. The paddock can be accessed off the garden or from a wide gated entrance from the main driveway.

LOCATION

Chatley Park is situated just outside the village of Norton St. Philip, near Bath and once was part of the Chatley House estate that now comprises of 4 principle homes. Norton St Philip is a picturesque village in Somerset, England, situated approximately 5.5 miles south of Bath and 5 miles north of Frome. Nestled on the eastern slopes of the Mendip Hills, it lies along the A366 between Trowbridge and Radstock, and the B3110 connecting Bath and Frome. The village boasts a rich history, notably as the site of a skirmish during the Monmouth Rebellion in 1685. The George Inn, one of the oldest inns in England, served as the Duke of Monmouth's headquarters during this period. The village has a strong sense of community, supported by local establishments such as The George Inn and the Fleur-de-Lys pub. The village green, known as Churchmead or The Mead, serves as a hub for local events and is home to the village cricket team.

There are excellent schools in Bath and the surrounding area, in both the private and state sectors. In addition, there are two universities in the city and a wide variety of sporting, arts, dining and entertainment facilities. Communications to London are good via either the A36/A303 and M3 or A46 and M4. There is a mainline rail link from Bath Spa to London Paddington - journey time from 75 minutes. Bristol airport is 23 miles away and Frome is 4.5 miles to the south, with the fashionable Babington House members club only 5.7 miles away.