

whiteley helyar



1,475 ft²



4 bedrooms



2 bathrooms



garage &
driveway parking

Guide Price £600,000

Orchard End, Branch Road, Hinton Charterhouse, Near Bath, BA2 7SZ

A spacious detached house of individual character, adjacent to open countryside and standing in level walled gardens on the edge of this convenient and sought after village.

ACCOMMODATION

4 bedrooms	bathroom and separate shower room
24' living room	kitchen
gas fired heating	garage and driveway parking

EXTERNALLY

Orchard End stands in good size gardens to front, rear and both sides - with the plot measuring approximately 100' x 80'. They are almost level, enclosed and walled with lawn, various shrubs, bushes, trees and flower borders. There is a useful covered paved terrace, a large single garage, EV charger and driveway parking for a number of vehicles.

LOCATION

Hinton Charterhouse is a very popular and pretty village with a charming cricket ground, 2 good pubs, a post office and shop. Wonderful walks are available in the rolling countryside around the village and the centre of Bath is only 6 or so miles away - served by buses.

DIRECTIONS

Leave Bath heading South on the A367 Wells Road and then B3110 Midford Road. Continue for about 3½ miles, through Midford and into Hinton Charterhouse. As you enter the village, take the left hand turning - Branch Road - just before The Stag Inn. Orchard End is the last house in the cluster of houses on your left hand side.

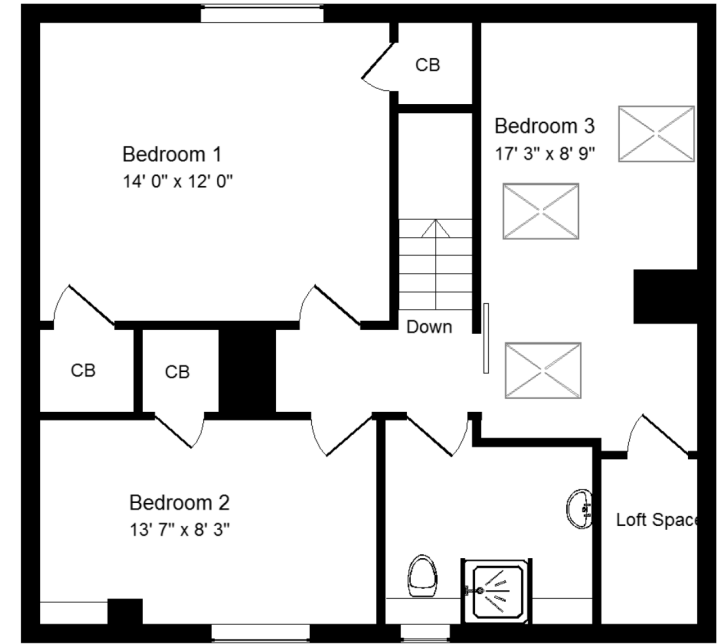






Ground Floor

Approx. Gross Internal Floor Area 1,475 Sq. Ft. / 137 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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First Floor

Tenure: Freehold
Council Tax Band: 'F' £3,155.89



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC