



12 Straightmead, Litton, BA3 4GW

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- Semi-Detached Family Home
- Stunning Open Plan Kitchen with Dining Area
- Sitting Room with Herringbone Flooring that Continues Throughout the Ground Floor
- Useful Utility Room and Loo
- Three Good-Sized Bedrooms
- Family Bathroom with Roll Top Bath
- Large Garden with Stone-Chip Seating Area
- Off Road Parking
- Local Walks on Your Doorstep
- No Forward Chain



Beautifully renovated three-bedroom family home nestled in the heart of Litton, just a short stroll from the award-winning village pub, The Litton. Originally built in the 1970s, this spacious property has been thoughtfully renovated and extended to an exceptional specification. It now offers a stylish, contemporary finish while retaining a welcoming family feel. The ground floor is light-filled and airy, centred around a stunning open-plan kitchen with dining area. Large glass sliding doors span the rear of the property, taking in the views over the garden and adjoining fields while allowing natural light to pour in. The kitchen features built-in appliances, generous storage, and a central island. There is also a separate sitting room, a spacious utility/storeroom, and a convenient downstairs loo. Herringbone flooring runs throughout the ground floor. Upstairs, you'll find three good sized bedrooms, landing area, along with an exquisite family bathroom complete with a beautiful roll-top bath. To the rear, the property enjoys a generous garden backing onto open fields, mainly laid to lawn with a stone-chip patio area. It's the perfect setting for morning coffee, relaxed evenings with a glass of something chilled, alfresco dining, or children's play. To the front, there is off-road parking for two vehicles. Offered for sale with no onward chain, this wonderful home is ready for you to move straight in!! Please give us a call to arrange your viewing!

Litton is a small village on the northwest side of the Mendip hills in Somerset. Litton boasts a range of amenities including a cricket club, village hall, a 13th century church and the award-winning The Litton boutique hotel and destination pub. For those that have school age children there are local primary schools and secondary schooling in nearby Somervale, Norton Hill and Wells Blue. The village is perfectly placed for commuting to both Bristol, Bath and Wells. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





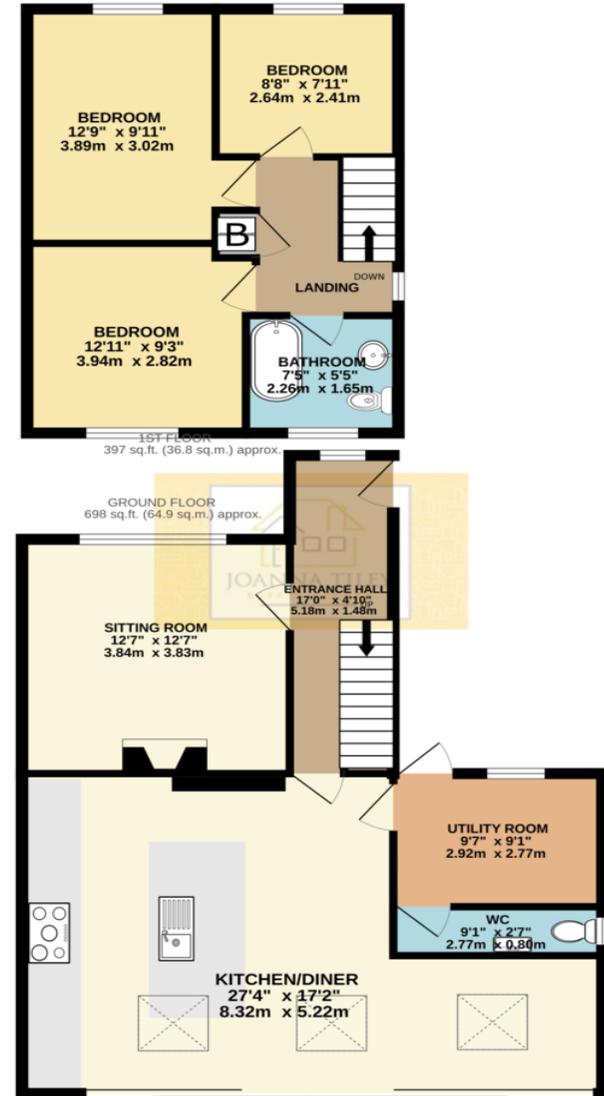
ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 17'0" x 4'10"
 SITTING ROOM 12'7" x 12'7"
 KITCHEN/DINER 24'4" x 17'2"
 UTILITY ROOM 9'7" x 9'1"
 LOO 9'1" x 2'7"

First Floor

BEDROOM 12'9" x 9'11"
 BEDROOM 8'8" x 7'11"
 BEDROOM 12'11" x 9'3"
 BATHROOM 7'5" x 5'5"



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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