



Badminton House, Leigh Street, Leigh on Mendip BA3 5QP

£615,000 Freehold

COOPER
AND
TANNER

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 4  3  2  1.5 Acres Approx. EPC C

£615,000 Freehold

Description

Badminton House is a well presented modern detached family home located on the outskirts of the village with the added advantage of level paddock of approximately 1.5 acres. Offered for sale with no onward chain.

On the ground floor there is a bright and airy entrance hall, a downstairs w.c., a naturally light living room with a gas fire and stone surround. Double doors open into the conservatory which overlooks the pretty back garden. There is a formal dining room with the end wall being almost floor to ceiling glass filling the space with light and overlooking the garden. There is a study off the kitchen which looks over the back garden. The kitchen/dining space is a wonderful space to entertain and for large families. The kitchen is predominantly antique pine and includes a huge amount of storage space. There is a Leisure 'Rangemaster' double oven with 5 hob together with an integrated dishwasher and two built in fridges. The utility room is well appointed with further storage space, sink, room for a washing machine and dryer and is home to the 'Vailant' combination boiler.

On the first floor there is a landing with views over fields to the front. The master bedroom offers fitted wardrobes, an en-suite bathroom and views across

countryside. There is a family shower room and three further double bedrooms. There is also a large attic roof space with Velux windows which offers potential to be developed or utilised for further use, subject to the usual consents.

Outside

A pretty terraced garden lies to the front of the house with beds either side. The driveway to the side of the house is owned by Badminton House and the two neighbours have a right of way over it.

There is a detached double garage with power, light and twin up and over doors to the front. The rear gardens have been landscaped for ease of maintenance and are predominately paved creating a nice enclosed space to al-fresco dine. At the end of the private driveway lies a five-bar gate which opens into a paddock which measures around 1.5 acres and would suit anybody wishing to keep animals and indeed anybody with children wanting a large open space to play. The land also has a second access which is on the side fronting the village main street. There is obvious long-term development potential with this parcel of land which has been registered with Mendip District Council as part of HELAA process. However, no further enquiries have been made in this regard and potential purchasers must rely on their own enquiries.



Location

Leigh upon Mendip is a pretty and popular Mendip village offering a primary school with an excellent reputation and outstanding OFSTED rating, pub and village hall. There is a local shop in the village of Stoke St. Michael which is only a couple of minutes drive away. The bustling market town of Frome is within five miles drive, and offers a wide range of facilities, including shops, supermarkets, cinema, leisure centre and several theatres. The cities of Bath and Bristol are both within reasonable commuting distance.

In addition, the private members' club Babington House is less than a five-minute drive from the village. There is an excellent selection of both primary and secondary state schools within easy reach. Private education is available at Kings, Bruton School for Girls and Sexey's, Downside School at Stratton on the Fosse, Millfield at Street, Warminster School & Wells Cathedral School.

Viewing

Strictly through Cooper and Tanner on 01373 455060. CB Ref: 29084 30/09/2020



Local Information Leigh on Mendip

Local Council: Mendip District

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



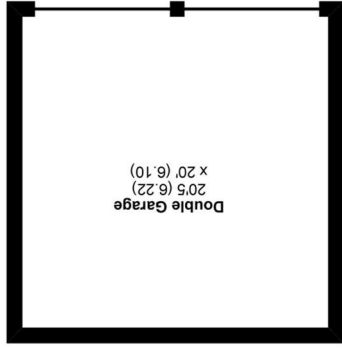
Nearest Schools

- Leigh on Mendip
- Bruton, Bath

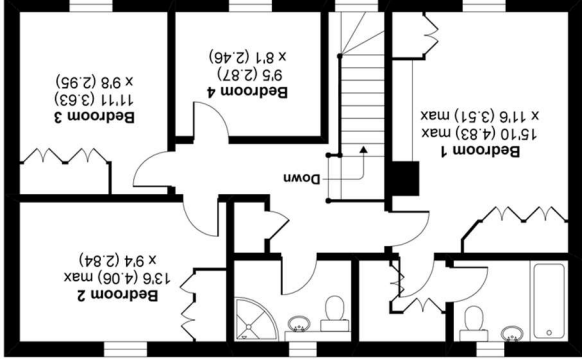
Leigh Street, BA3

Approximate Area = 2098 sq ft / 194.9 sq m (includes garage)

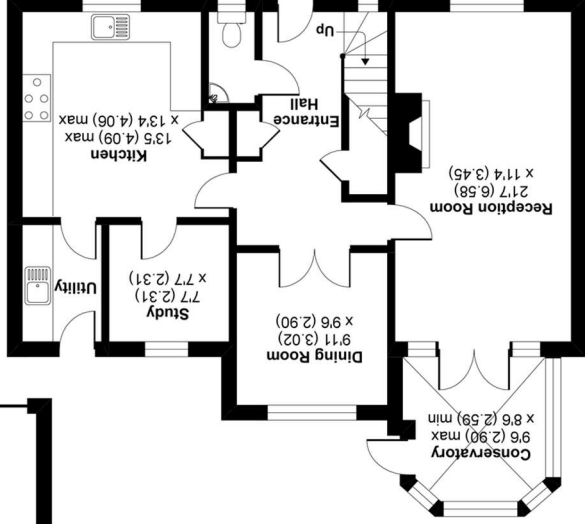
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2020.
 Certified Property Measurer
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