



Montvale House, Hallatrow, Somerset



An impressive and spacious detached four to five bedroom family home, with outbuildings, tennis court and large gardens.

Summary of accommodation

Ground floor Drawing room | Study | Cinema room | Conservatory
Kitchen/breakfast room | Laundry room | Boot room | Cloakroom

First floor Principal bedroom suite | Three double bedrooms | Bathroom

Gardens & grounds Large lawns | Pond | Tennis court | Triple garage | Garden shed

In all approximately 0.97 of an acre

Distances

Bath 9 miles, Wells 10 miles, Bristol 12 miles, Frome 13 miles

(All distances are approximate).

Situation

Hallatrow is situated in the parish of High Littleton and is a short distance from Paulton where there is a hospital. There are two primary schools close by with outstanding ratings. Close by in Farmborough there is a great Farm Shop and Cafe and golf course. In Midsomer Norton you will find local shops and supermarkets. In the beautiful cities of Bath and Bristol there are many restaurants, shops and theatres and a selection of public schools including the Royal High and King Edward's in Bath Badminton School and Clifton College in Bristol.



The house

Montvale House was built in 1989 and is accessed through impressive large double electric gates onto the large driveway.

You enter the house into a spacious bright hall leading to the drawing room which has French doors to the garden at the rear and windows overlooking the front of the house and in the drawing room there is a wood burner. The study has a gas fire and overlooks the front of the house and leads into the spacious cinema room which is fitted with surround sound and double aspect windows. Returning to the hall you will find the laundry room, the boot room with door to the garden and the cloakroom. The kitchen/breakfast room is fitted with Neff appliances and has a central island and French doors lead to the side patio. The attractive conservatory is accessed from the kitchen and has French doors out to the gardens and onwards to the tennis court. The flooring throughout is marble tiled and has under-floor heating.

The staircase from the hall takes you to the first floor where there are four double bedrooms, one with walk-in wardrobe and en suite bathroom with separate shower, there is also an area in this suite which could be used as either a sitting room or nursery; and there is a family bathroom.



Gardens & grounds

The wrought iron double gates lead onto the gravelled driveway with plenty of parking for many cars. The garden is mainly laid to lawn surrounded by borders and there is a pond with water feature and fruit trees. The enclosed tennis court has been well maintained and has a tennis ball machine, available under separate negotiation. The French doors from the kitchen lead out to a very attractive stone patio area, ideal for al fresco dining and there is a further patio from the conservatory and a decking area to the side of the house. There is a triple garage and a garden shed.

Directions (Postcode BS39 6EJ)

From Bath take the Bristol Road, A4 at the Globe roundabout take the second exit onto A39 after approximately 7.5 miles, at the roundabout take the first exit onto the Paulton road B3355 and immediately take the first right into Claremont Gardens and then take a right turn after about 50 yards, follow the lane for a short distance and you will find Montvale House on the left.

Property information

Services We are advised all mains services are connected.

EPC Band D

Method of Sale Freehold

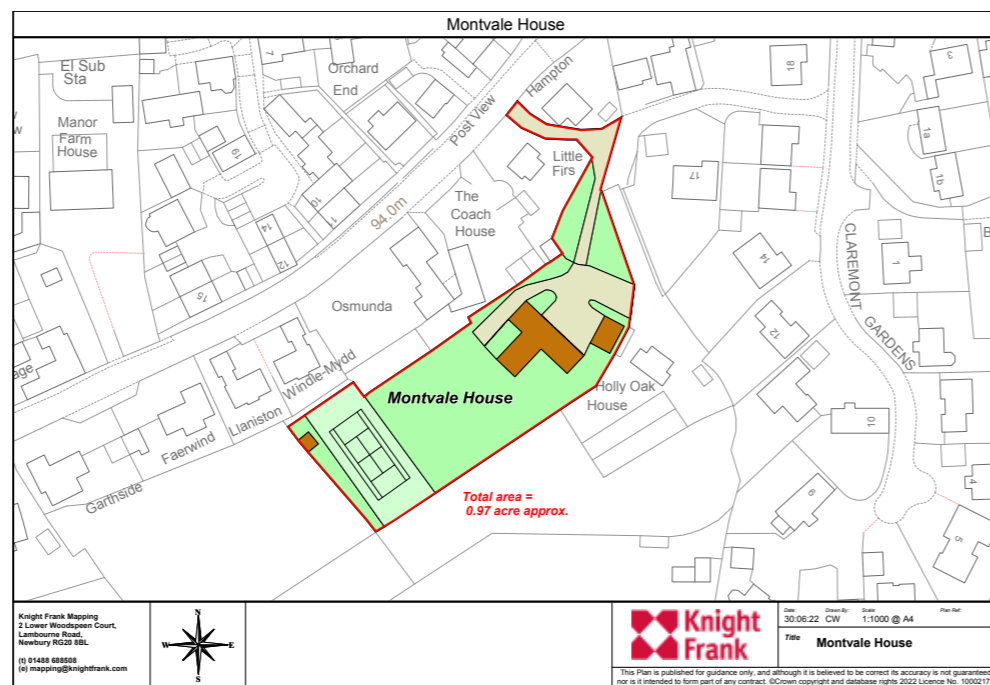
Local Authority Bath and North East Somerset Council - bathnes.gov.uk

Council Tax Band G

Guide Price £1,395,000

What Three Words ///torso.pill.bystander

Viewings Strictly by prior appointment with the agent.



Approximate Gross Internal Floor Area

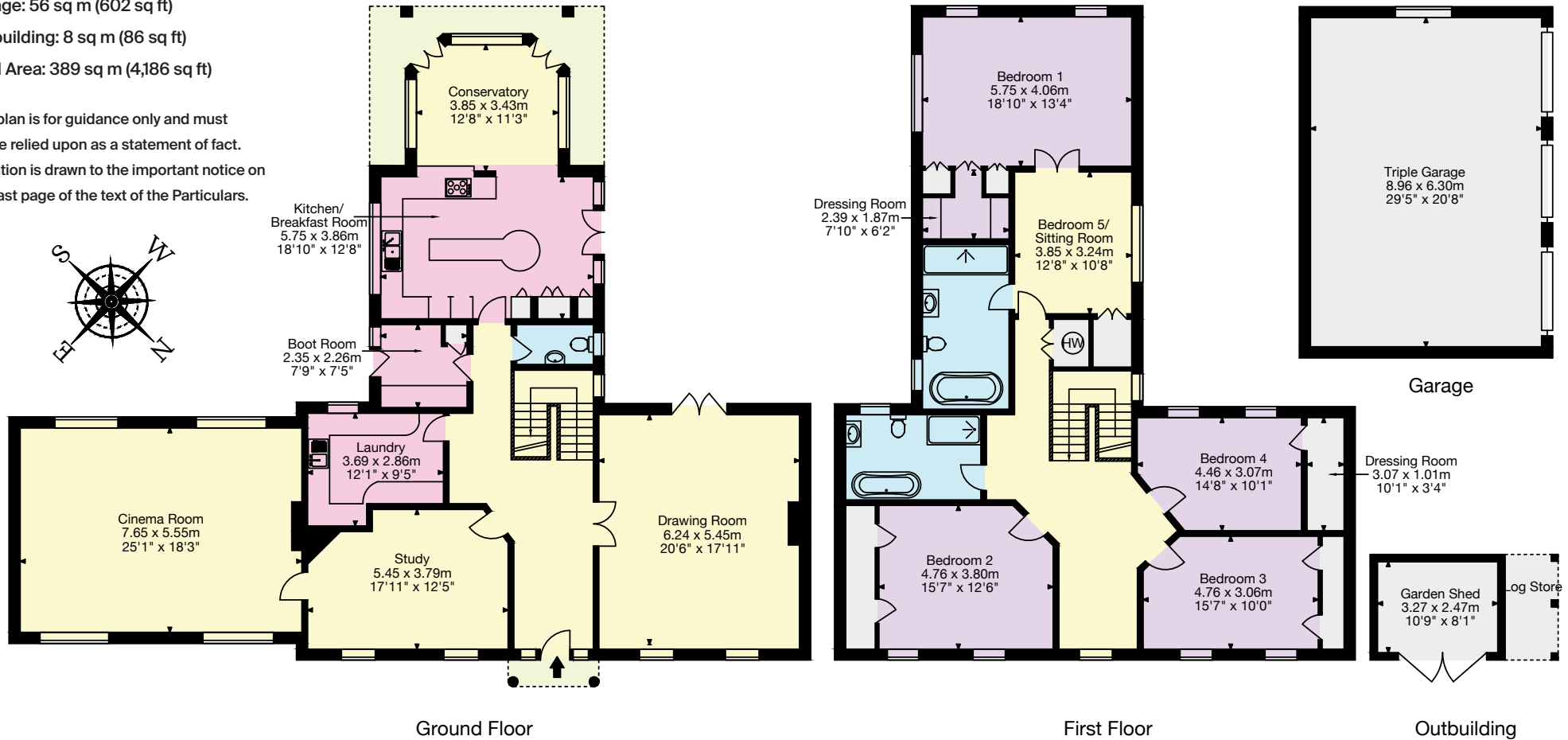
Main House: 325 sq m (3,498 sq ft)

Garage: 56 sq m (602 sq ft)

Outbuilding: 8 sq m (86 sq ft)

Total Area: 389 sq m (4,186 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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