

Treetops, Short Street, Wiltshire

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A substantial detached six bedroom family home, in a peaceful elevated position with fabulous views.

### Summary of accommodation

**Ground floor** Reception hall | Sitting room | Garden room | Dining room  
Kitchen/breakfast room | Utility/boot room | Shower room

**First floor** Principal bedroom suite | Guest bedroom en suite shower room  
2 double bedrooms | Bathroom

**Second floor** 2 further double bedrooms | Bathroom

**Gardens, grounds & outbuildings** Gardens | Ponds | Woodland | Arable land  
Triple garage with workshop above | Double carport

**In all approximately 8.01 acres**

### Distances

Westbury 4 miles, Frome 5 miles, Bath 15 miles, Bradford on Avon 11 miles  
Babington House 12 miles (All distances are approximate).

### Situation

Treetops is situated in the hamlet of Short Street which has 14 properties, on the edge of the pretty village of Chapmanslade to the south of Bath.

The village of Chapmanslade has a primary school, a public house, a church and a village hall, and nearby Frome offers an excellent selection of day to day amenities.

Frome, Westbury and Warminster stations provide rail services to London Waterloo and London Paddington, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach. Bristol Airport provides a wide range of national and international flights.

The area is renowned for the quality of its private and public schooling for boys and girls of all ages.



## The House

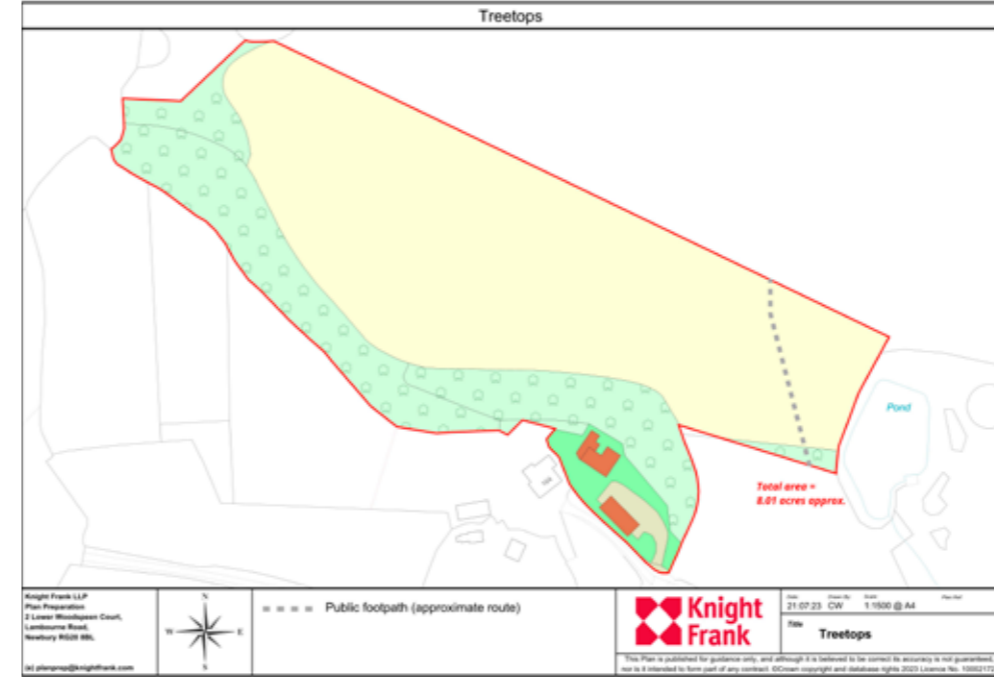
Treetops is a wonderful home, in an enviable elevated position within a sylvan setting. The property offers spacious and versatile modern family living space arranged over three floors.

On the ground floor from the entrance there are three good reception rooms comprising sitting room, dining room and the fantastic garden room which benefits from a 180 degree aspect and access to the terrace. From here is the reception hall which could also be used as a play room or study, the kitchen/breakfast room with AGA, the utility room and a shower room.

On the first floor is the principal bedroom suite comprising large double bedroom, shower room, dressing room and decked balcony where you can enjoy the rural views. From here is a guest bedroom with en suite shower room, two double bedrooms and the family bathroom.

On the second floor is a further double bedroom with lots of eaves storage, a single bedroom and a bathroom.





## Gardens, Grounds and Outbuildings

The property is approached through electric gates on to a private driveway where there is parking for a number of vehicles.

The property benefits from a large triple garage, with a workshop spanning the entire first floor. Attached to this is a double carport, with hard standing for additional parking to its left.

There is a decked terrace which spans one side of the house, providing a wonderful entertaining/alfresco dining area or a simply a space to pause and take in the beautiful views across the land and countryside beyond.

The pretty country gardens wrap around the side and rear of the house, comprising lawns, mature plants, shrubs and trees; including a beautiful bamboo screen. There is a pond with an island featuring a summerhouse where you can relax and unwind in a tranquil setting. Below the gardens is woodland, and then arable land.

## Directions (Postcode BA13 4AA)

From Bath head south on the A36/Warminster Road and take the A3098 exit towards Westbury/Chapmanslade. At the t-Junction turn right onto Chalcot Lane/A3098 and then turn left onto Short Street. Continue on this lane and you will find Treetops on the corner on your right hand side, just before the lane bears left.

## What Three Words

///cropping.trophy.unit

## Property information

**Services** Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

**Method of Sale** We are advised that the property is Freehold.

**Local Authority** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax Band** G

**EPC** E

**Guide price** £1,350,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP



## Approximate Gross Internal Floor Area

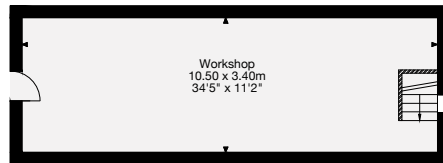
Main House: 293 sq m / 3,153 sq ft

Triple Garage and Workshop: 105 sq m / 1,130 sq ft

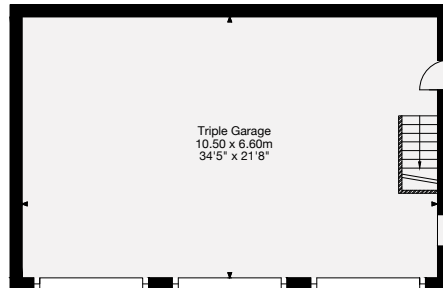
Double Carport: 38 sq m / 414 sq ft

Total Area: 436 sq m / 4,697 sq ft

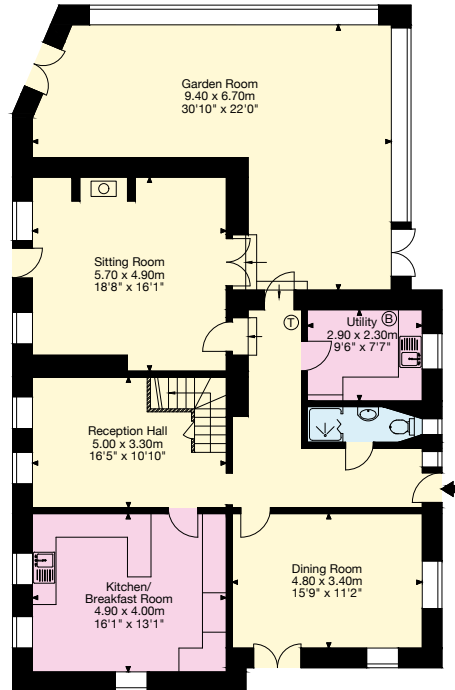
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



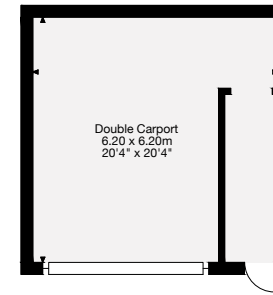
Workshop



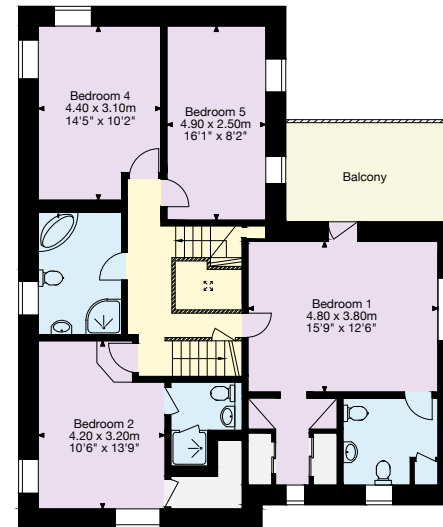
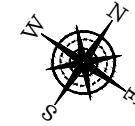
Triple Garage



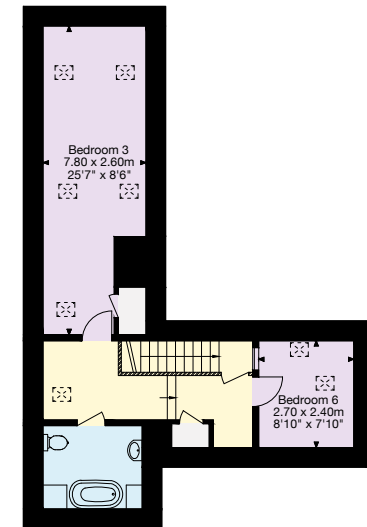
Ground Floor



Double Carport



First Floor



Second Floor

**Knight Frank Bath**

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I would be delighted to tell you more

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Particulars dated [August 2023]. Photographs and videos dated [August 2023].

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