

Sold  
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4 BEDROOM DETACHED | GREEN HILL, NESTON, SN13 | GUIDE PRICE £700,000



## DESCRIPTION

Hill House is located in the beautiful and extremely desirable village of Neston. Well positioned and surrounded by countryside views, this wonderful family home is pleasing on the eye.

This family home has been lovingly updated and maintained by the current owners and offers generous accommodation throughout.

Through the front door there is an inviting entrance hall with fabulous Amtico flooring, providing access to a 21 ft sitting room with a Bath stone feature fireplace, useful cupboard for coats and shoes, a contemporary style WC, study / play room, formal dining room with glass double doors providing plenty of light, a highly desirable kitchen / breakfast room that has been cleverly designed with fully fitted wall and base units, granite work tops, and a plenty of built in appliances. There is also a separate utility room, keeping the washer /dryer out of the kitchen which in turn also provides access to the 18 ft double garage. Finishing off the ground floor is a conservatory, allowing enjoyment of the private rear garden all year-round.

On the first floor there is a light and spacious landing, allowing access to the spectacular main bedroom with countryside views, triple aspect and roomy en-suite shower room. There are three more double bedrooms, all with built in wardrobes and a fitted family bathroom.

Outside and to the front is gated off road parking for plenty of vehicles with well-established borders and access to the double garage.

The rear garden has been beautifully landscaped creating areas that enjoy the sun throughout the day, perfect for alfresco dining and entertaining guests with a raised lawn and patio.

All in all, a highly desirable family home in a semi-rural position that you could move in to without having to lift a finger.



Tenure: Freehold House  
 Council Tax Band: F  
 Services: Mains Gas Radiator Central Heating. Double Glazing Throughout. Mains Drainage. Mains Water Supply. Mains Electricity Supply.

Green Hill is located in Neston, a fantastic village with a lot going on and a wonderful community. Surrounded by stunning open countryside, incredible walks and plenty of amenities which include an excellent primary school and pre-school, a Church, village hall, the Neston Country Inn pub and playing fields. Meanwhile, the historic market town of Corsham and the Georgian heritage city of Bath are both within easy driving distance.

## KEY FEATURES

- Highly desirable country home
- Contemporary kitchen / breakfast room
- Conservatory
- En-suite shower room
- Well established gardens
- Sitting room with Bath stone fireplace
- Separate dining room
- Four good sized bedrooms
- Family bathroom
- Double garage and ample off road parking

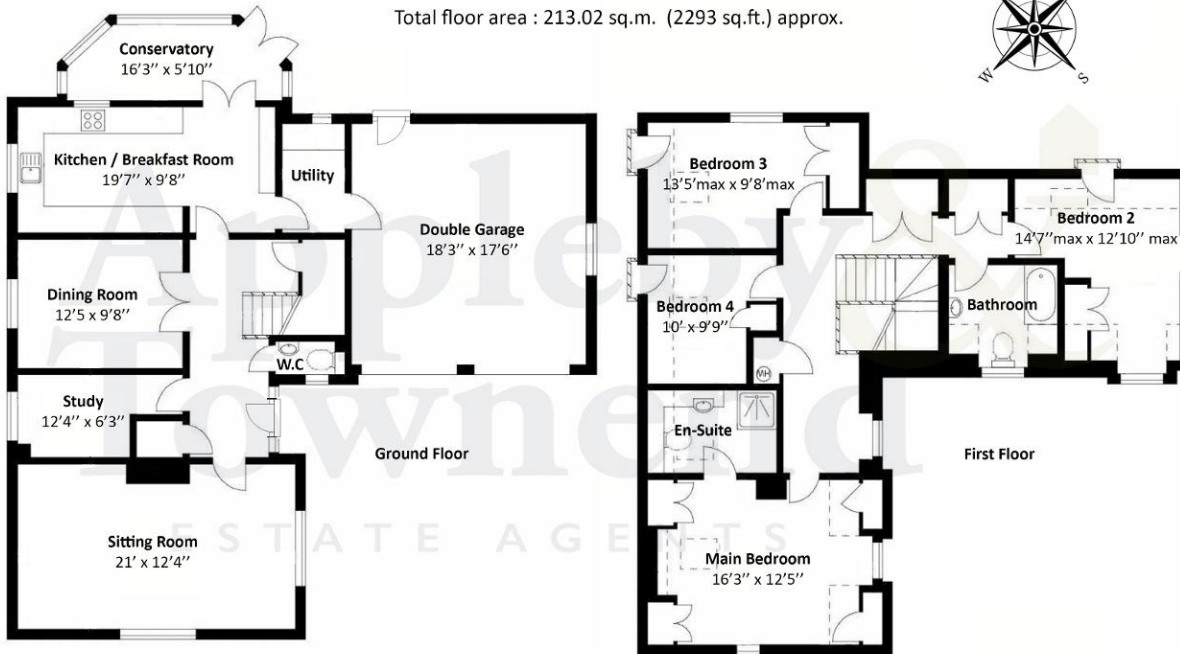






**Floor Plan**

Total floor area : 213.02 sq.m. (2293 sq.ft.) approx.



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 of efficiency can be given.

**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

**APPLEBY & TOWNEND**

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