



Scumbrum Lane High Littleton BS39

£3,250 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Scumbrum Lane High Littleton BS39

£3,250 Per Month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Stunning detached family home in the ever popular location of High Littleton. Boasting fantastic Bath and North East Somerset views. Flexible living space with CCTV Security system, Gym, bespoke high specification kitchen and appliances.*

Detached | 5/6 Bedrooms | Contemporary high specification kitchen | Second floor terrace with Countryside views | Gym Room | Garage and off-street parking.

## Description

Located towards the end of a private Lane in the beautiful village of High Littleton, this super modern unfurnished detached property will certainly tick most, if not all, of your property search boxes. The architectural design focuses on light and useful space, providing flexibility in living, sleeping and play areas. The five bedrooms are well spaced with the master boasting a large walk-in wardrobe and larger than average en-suite, not to mention the superb terrace. The master bathroom and two further bathrooms all consist of neutral, yet contemporary suites with bluetooth integrated vanity units. The split level rear garden caters for the growing family and energetic pets, having space in abundance. The all important off street parking can accommodate 3-5 vehicles and an additional garage completes

this stunning property.

## Situation

The village of High Littleton and its hamlets of Hallatrow and Amesbury form a civil parish and are located in the county of Somerset and straddle both the A39 and A37, 8 miles (13 km) from Bath, 12 miles (19 km) from Wells and 10 miles (16 km) from Bristol.

## Furnishing

Unfurnished



## Hamptons Bath Lettings

33 Gay Street

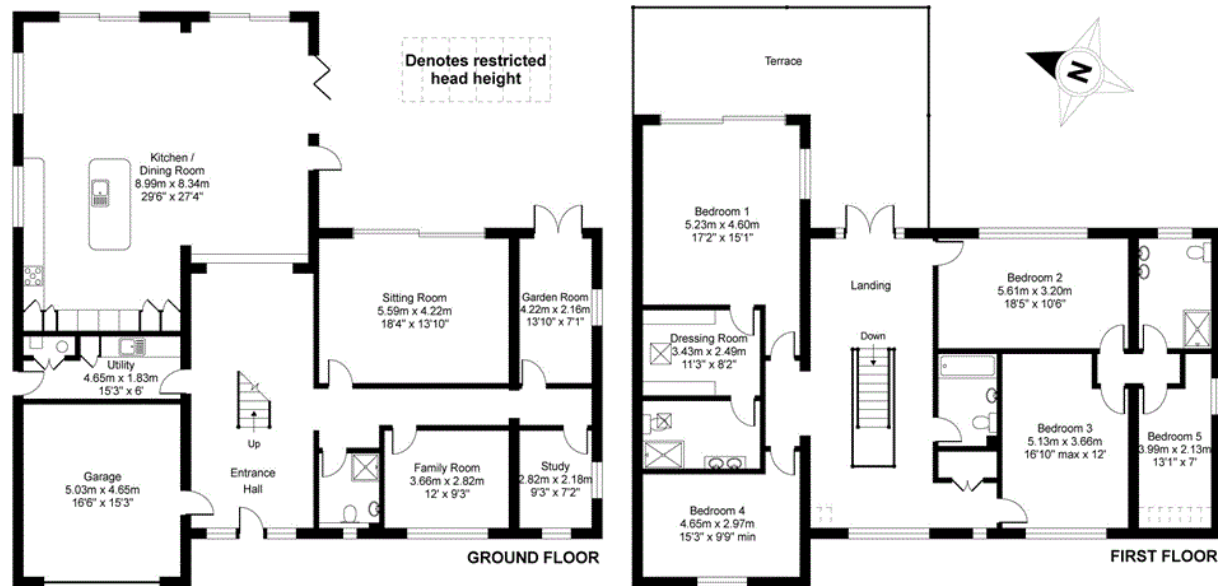
Bath BA1 2NT

Tel: 01225 445 646 - bathlettings@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)



## Floorplan



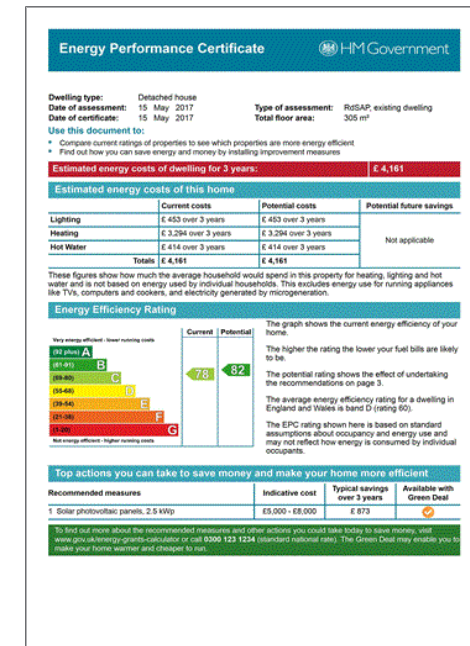
## Scumbrum Lane, High Littleton, Bristol, BS39

APPROX. GROSS INTERNAL FLOOR AREA 3871 SQ FT 359.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Hamptons Country Lettings REF : 200495

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

## Hamptons Bath Lettings

33 Gay Street

Bath BA1 2NT

Tel: 01225 445 646 - [bathlettings@hamptons-int.com](mailto:bathlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**HAMPTONS**  
INTERNATIONAL

Beyond your expectations