



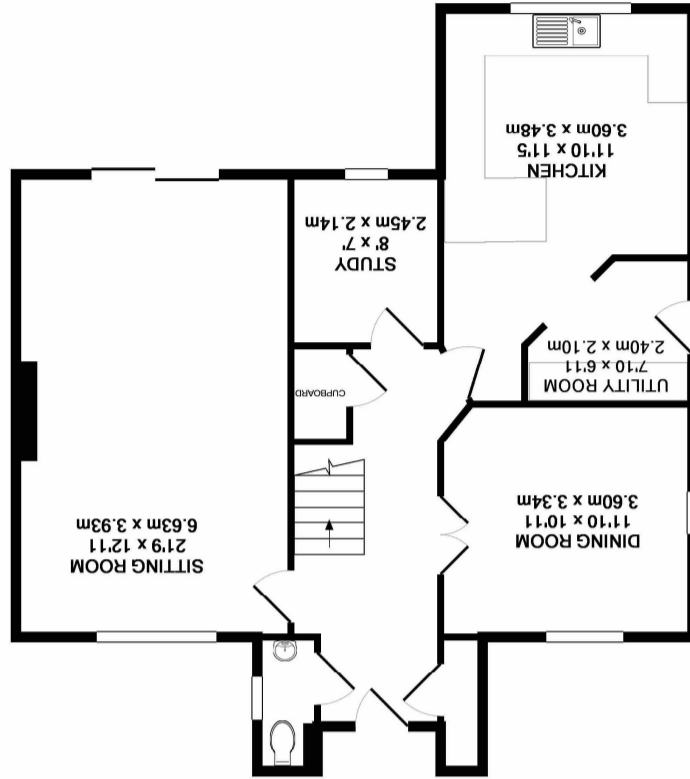
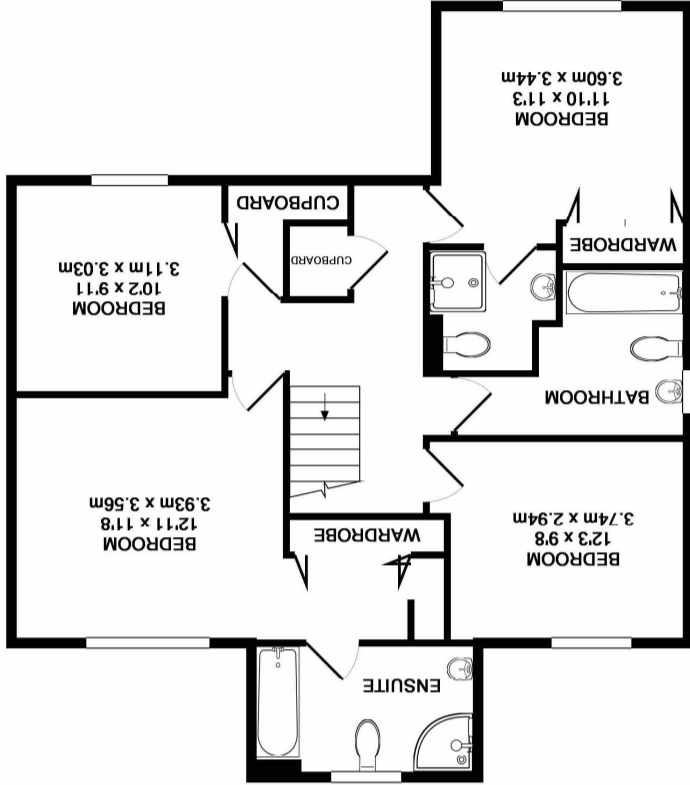
To Contact  
**COOPER & TANNER**  
 Frome Office

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1ST FLOOR  
 APPROX. FLOOR AREA 850 SQ.FT. (78.9 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1680 SQ.FT. (156.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 or efficiency can be given.  
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GROUND FLOOR  
 APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)



4 Longmead Close, Norton St. Philip, Bath BA2 7NS

£630,000

**COOPER & TANNER**  
 THE ART OF AGENCY



### Description

Originally the show home on the development, this impressive and handsome family home backs onto open land with lovely gardens, a detached double garage and ample parking.

The accommodation briefly includes; a light and airy entrance hall, a downstairs cloakroom, a triple aspect living room that is extremely naturally light and features doors onto the rear gardens and a stylish electric fireplace with a stone surround taking centre stage. There is a dual aspect dining room, a study off of the entrance hall, and with the kitchen/breakfast room being at the back of the house. The kitchen/breakfast room is an excellent size and overlooks the rear gardens and open fields beyond. There is a range of wall and base units, a breakfast bar and a separate utility room which is complete with plumbing for the utilities and a door out to the gardens.

On the first floor there are four double bedrooms (two of which have en-suite facilities) and the family bathroom.

### Outside

With arguably the best plot on the development this house enjoys gardens that wrap around the house. Having been beautifully kept over the years there are an array of plants and shrubs with a fabulous walnut tree to the right hand-side. The gardens to the rear are enclosed and back onto open fields. To the side of the house is a detached double garage with an electric up and over door on one side and a manual up and over door the other. The garage is fitted with power and light and there is parking for three vehicles in front.

### Location

The ever popular and sought after village of Norton St Philip is located approximately six miles from Bath and offers easy commuting distance to Bristol also. There is a shop and two public houses one of which, The George which is currently the oldest continually licensed pub in the country and has a great reputation for both its food and its accommodation. The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There is a farm shop located on the outskirts of the village.

### Tenure

Freehold.

### Council Tax Band

Band G

### EPC Rating

Rating C.

### Services

Drainage, water, gas, electricity and BT are all connected.

### Heating

Gas fired central heating.

### Viewing

Strictly through Cooper & Tanner on 01373 455060.

AS Ref: 17714 4<sup>th</sup> May 2017

