

EST ● 1879

CRISP COWLEY



Springfield Combe Hay Bath BA2 7EH

A detached bungalow sitting in an elevated plot enjoying panoramic views of the surrounding countryside

| Entrance porch | Inner hall | Double aspect sitting room | Kitchen | Utility/cloakroom | Master bedroom | Bedroom 2 | Shower room | Garden and ample parking to front | Rear courtyard garden | Garage |

Situation

The highly desirable village of Combe Hay lies approximately five miles to the south of Bath and is situated in The Cotswolds Area of Outstanding Natural Beauty. Combe Hay is listed in The Domesday Book and has interesting historical connections.

The Wheatsheaf gastropub is a popular destination in Combe Hay, along with the church. Further amenities can be found in the neighbouring village of Wellow. The Georgian City of Bath provides a comprehensive range of facilities, highly regarded schools in both state and private sectors and a mainline rail link to London Paddington (journey time from under 90 minutes).

Description

Springfield sits in an excellent elevated plot with views to the hills beyond.

Entering the house via the front door you are welcomed into an inner entrance hall.

To your right, this leads through to a double aspect sitting room with French doors leading to the rear courtyard.

To your left, you will find a good-sized kitchen, two double bedrooms and a shower room. The master bedroom has a double aspect and French doors that lead out to the courtyard.

There is a rear hall with back door, and a door leading through to a generous utility room with WC.

Externally

To the side of the house is a very generous single garage with light and power.

The gardens wrap around the house. To the rear is a lovely courtyard garden which provides a great space to sit and enjoy the sound of the birds.

A long gravel drive allows for a number of vehicles to be parked.

General Information

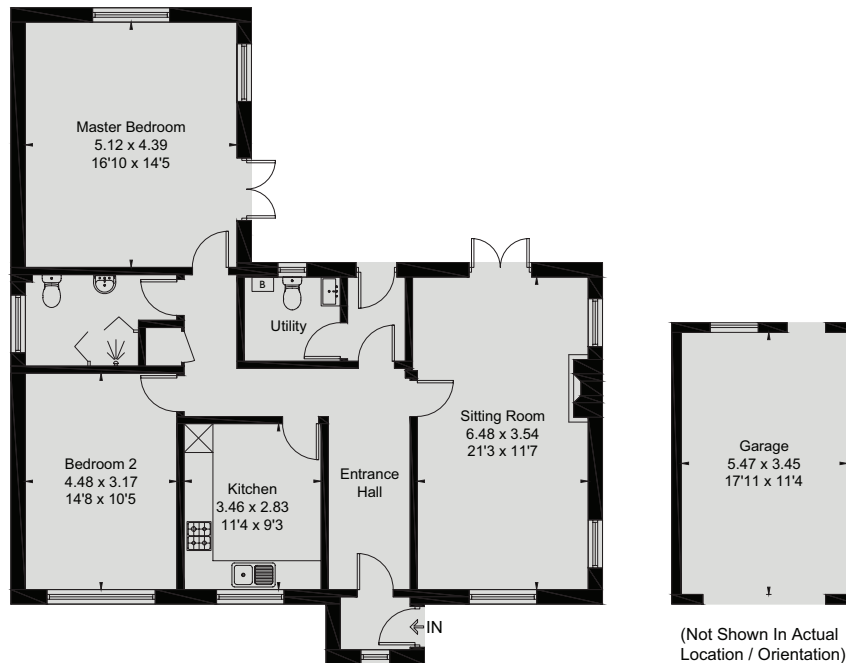
Bath & North East Somerset Council. Council Tax Band E.

Freehold tenure.

Mains electricity and water. Oil fired central heating. Septic tank drainage.



Approximate Floor Area = 101.6 sq m / 1094 sq ft (Excluding Open Garage)



(Not Shown In Actual Location / Orientation)



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