



Beeches, Old Midford Road, South Stoke, Bath, BA2 7DQ



Spacious four bedroomed 1930s built country house sitting in beautiful gardens and grounds totalling over 1.2 acres, located in highly desirable South Stoke

| Entrance porch | Entrance hall | South facing sitting room | Dining room | Conservatory | Study | Kitchen/breakfast room | Utility room | Ground floor shower room | Master bedroom with terrace | 3 further double bedrooms | Shower room | Double garage | Off-street parking for several cars | Greenhouse | Garden store | South facing formal gardens | Protected wood land area | Adjoining field of approximately 2.3 acres with roadside access available by separate negotiation |

Situation

Beeches is a wonderful family home situated on the edge of Southstoke, a very popular village on the south side of Bath as it balances the beautiful countryside to the south with excellent access to the city centre. The village has an extremely active community and successfully saved and re-opened The Packhorse Inn which provides good local ale and fine food.

Bath city centre offers a wide range of cultural and leisure activities including many restaurants and an excellent range of shops, museums, art galleries and theatres. Local amenities include a large Sainsbury's supermarket at Odd Down plus a late night petrol station/Tesco Express on Midford Road.

The property is also well positioned for local schools including Monkton Combe, Prior Park, King Edward's, Ralph Allen, Beechen Cliff and St Gregory's. Bath is also well served for road and rail links - the M4 is approximately 11 miles to the north and Bath Spa station provides direct access to London Paddington (from 84 minutes).

Description

"Beeches" was constructed in 1935 and is a much-loved four-bedroom detached country house, sitting in approximately 1.2 acres of beautiful gardens and grounds located in ever popular South Stoke on the south side of Bath.

Enclosed porch with cupboard housing water softener and gas meter.

Entrance hall with wooden flooring, alarm keypad.

Study with side aspect, wood block floor, door to shower room.

Ground floor shower room with enclosed wall mounted Triton electric shower, floor mounted gas central heating boiler.

Kitchen/breakfast room with lovely dual aspects over rear gardens and grounds, extensive range of built-in storage, space for electric oven with fitted cooker hood over, space for dishwasher, built-in larder cupboard, space for fridge/freezer.

Utility room with sink unit, storage cupboards, space for washing machine and door to rear gardens. Internal door to garage.

South facing sitting room with attractive stone fireplace and inset log burner, lovely dual aspects over gardens and grounds.

South facing dining room with wooden flooring, French doors to conservatory, side aspect over gardens, fireplace.

South facing conservatory with access to garden.

Stairs to first floor landing, airing cupboard with hot water cylinder, access to loft space with drop down ladder.





South facing master bedroom with glorious far-reaching views over gardens, grounds and countryside beyond, door to outside terrace, built-in wardrobes, fitted cupboard.

Bedroom two, also with southerly facing views, two built-in wardrobes.

Two further double bedrooms.

Shower room comprising enclosed mains fed shower, WC, wash basin with storage under, fully tiled floor and walls, chrome heated towel rail.

Outside

Large and extremely private south facing formal gardens with far-reaching countryside views. Mainly laid to lawn with side flower borders featuring a multitude of established plants and flowers, a fishpond, large terrace with great space for outside dining and seating, pergola with climbing rose, array of mature fruit and deciduous trees. Protected woodland. Enclosed pen for growing raspberries etc. Greenhouse. Garden equipment and log store.

Beyond the formal gardens along the eastern boundary there is a lovely protected woodland area.

The remaining fields that wrap around the house have a water supply in the large field on the Western boundary. Available by separate negotiation, this field also has roadside access, the gate for which is shown approximately situated on the land plan.

The gardens, grounds and separate field total over 3.5 acres and have no footpaths or public rights of way over them.

Double garage with electric roller doors and inspection pit.

Front resin driveway with space to off-street park at least 4 cars.

General Information

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

Freehold tenure.

Mains electricity, water and gas connected. Private drainage via septic tank.

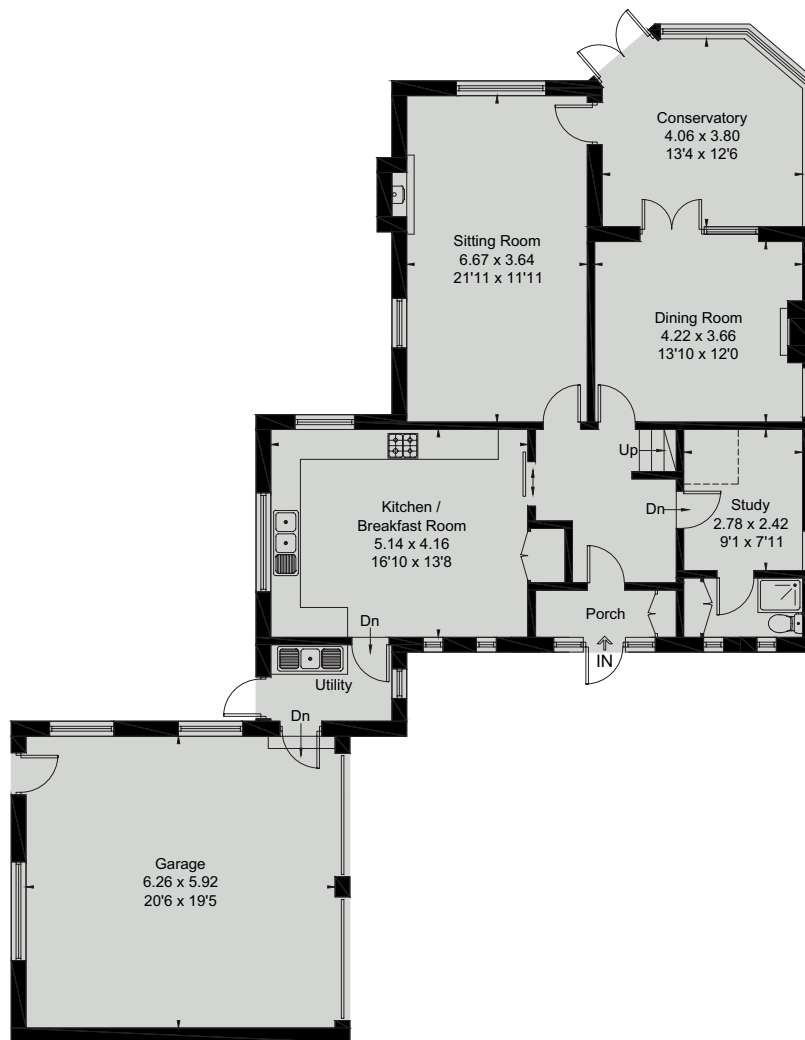
Agent's Note

The property was extended in 1995 and is double glazed throughout. For those interested our clients have a document detailing the extensive history of Beeches that can be seen when visiting the property.



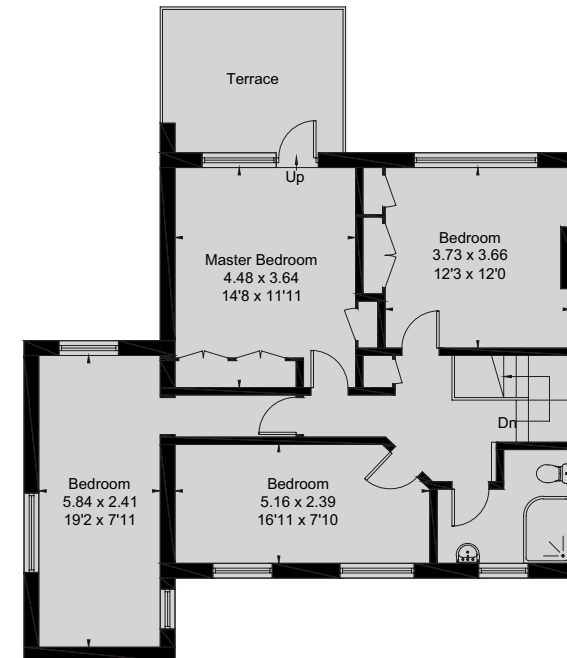


Approximate Floor Area = 187 sq m / 2013 sq ft
 Garage = 37 sq m / 398 sq ft
 Total = 224 sq m / 2411 sq ft



Ground Floor

[] = Reduced head height below 1.5m



First Floor

