



ASPIRE

— TO MOVE —



15 Woods Hill, Limpley Stoke, Bath

Limpley Stoke is a picturesque village to the south of Bath between Freshford and Winsley within a conservation area. Ideally placed for both the River Avon and the Kennet and Avon Canal which run through the village, as well as the Georgian city of Bath to the north. The village is home to St Mary's Church, also a lovely play park which is located just opposite to Dormy House and a community run pub, The Hop Pole Inn which is due to open its doors in October 2024.

Bath provides extensive leisure, cultural and educational facilities as well as a mainline rail services to London Paddington and Bristol Temple Meads. Excellent schools locally include Monkton Combe, Prior Park, King Edwards, The Royal High School (girls) and Kingswood. Bath university stands above the neighbouring village of Claverton.

£2,900 PCM

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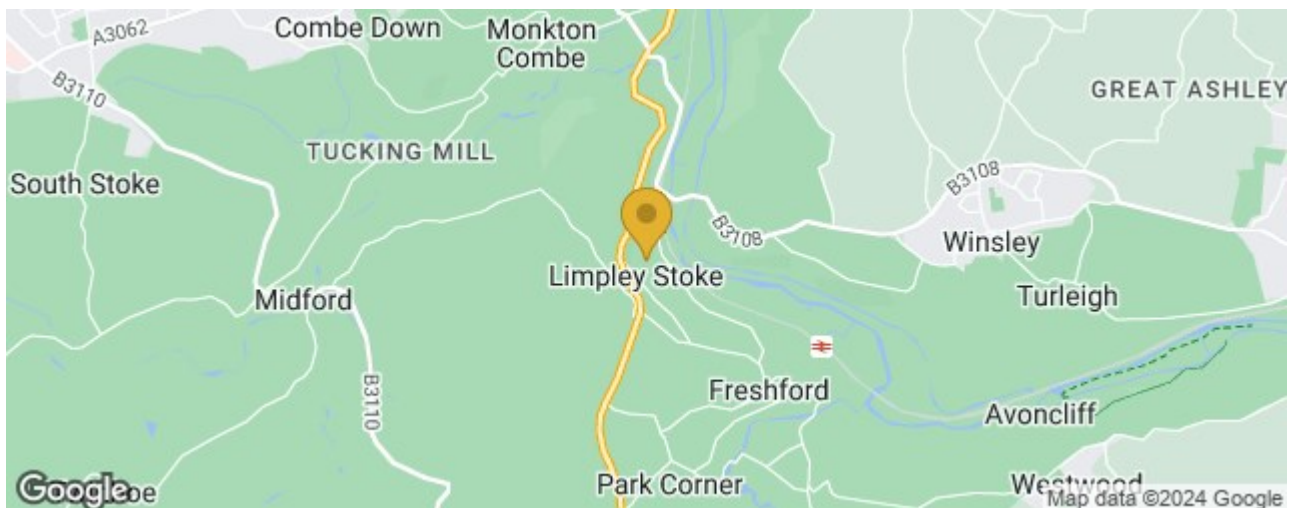
- 5 bedrooms
- Gardener included
- Holding deposit - £669.00
- Driveway with ample parking
- Located in a picturesque village
- Council tax band - G - £3,883.80
- Garage and workshop
- Available July 2024

Nestled in the picturesque village of Limpley Stoke, Bath, lies the charming country house at 15 Woods Hill, a true gem waiting to be explored. This stunning property boasts 4 bedrooms, 2 bathrooms, and 2 reception rooms, offering ample space for comfortable living.

As you approach, a delightful gravel driveway welcomes you, providing parking for plenty of cars, a single garage, and a workshop. Upon entering through the inviting porched front door, a spacious hallway sets the tone for the rest of this delightful home. To the left, a versatile secondary reception room offers the flexibility to be transformed into an additional bedroom if desired. Adjacent to this room, a WC adds convenience to the layout, along with a generously sized kitchen inclusive of all white goods, and separate utility room.

The heart of the home awaits beyond, with a spacious living room and a potential office or snug, both offering large storage cupboards and stunning views of the garden. Upstairs, the property unfolds into two wings. The front wing hosts the master bedroom with built-in wardrobes, a jack and jill shower room, and a separate bedroom currently used as a children's room. The rear wing features two more good-sized bedrooms with built-in wardrobes and a separate bathroom.

The beautifully maintained garden, looked after by a gardener, boasts an array of plants and flowers. Accessible from the front of the property, the garden offers various entertaining areas, including a lovely conservatory and a BBQ spot. Don't miss the opportunity to make this enchanting property your own and enjoy the peaceful countryside living it offers.





**Dormy House, 15 Woods Hill, Limley
Stoke, Bath, BA2 7GA**

Approximate Gross Internal Area
Main House = 193 sq m (2081 sq ft)
Garage = 36 sq m (386 sq ft)
Total = 229 sq m (2467 sq ft)



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