



Long Fox Manor, Bath Road

£379,000

- **Energy Rating - E**
- **Filled with character**
- **South Facing Garden**
- **Fabulous Green Views**
- **Well secluded**

- **Three Bedroom Detached Home**
- **Access to abundance of facilities**
- **Kitchen/Diner**
- **Abundance of Parking**

Nestled within the prestigious Long Fox Manor Estate, this enchanting detached stone cottage offers a unique blend of historic charm and modern comfort. Believed to date back to the 1800s, the cottage may have originally served as the gardeners cottage and it retains an abundance of character while providing spacious accommodation across two floors.

The property features a gated front courtyard, leading to a welcoming kitchen Diner through a stable door. The adjoining lounge is with French doors that open onto a secluded side courtyard garden. Upstairs, you will find three well-proportioned bedrooms, including two doubles and one with a built-in wardrobe, along with a well-appointed bathroom featuring a shower over the bath. The cottage benefits from off-road parking and enjoys both front and side courtyard gardens, fully enclosed by charming stone walls.

As a freehold property within the Long Fox Manor Estate, a service charge is applicable, granting residents exclusive access to a wide range of luxurious amenities. These include a swimming pool, sauna, jacuzzi, gym, tennis court, cinema/function room, ballroom, allotments/greenhouses, and the estate's beautifully maintained grounds.

Situated in a secure, gated community at the rear of Long Fox Manor, this cottage offers a private and peaceful retreat, perfectly positioned to enjoy the best of estate living.

Lounge 15'10" x 15'7" (4.84 x 4.76)

Kitchen/Diner 15'4" x 9'9" (4.68 x 2.98)

Bedroom One 11'5" x 9'2" (3.49 x 2.81)

Walk in Wardrobe

Bedroom Two 11'9" x 9'1" (3.59 x 2.78)

Bedroom Three 11'11" x 7'1" (3.65 x 2.18)

Bathroom 7'11" x 5'7" (2.43 x 1.72)

Tenure - Freehold

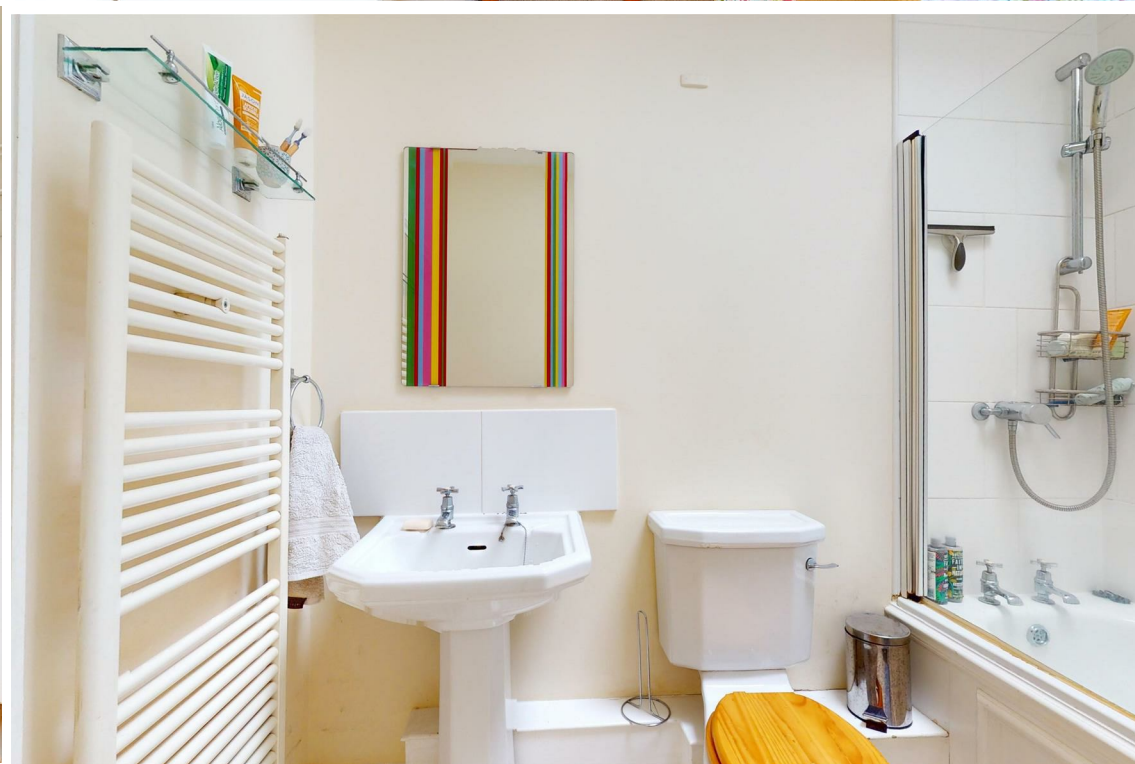
Council Tax Band - D



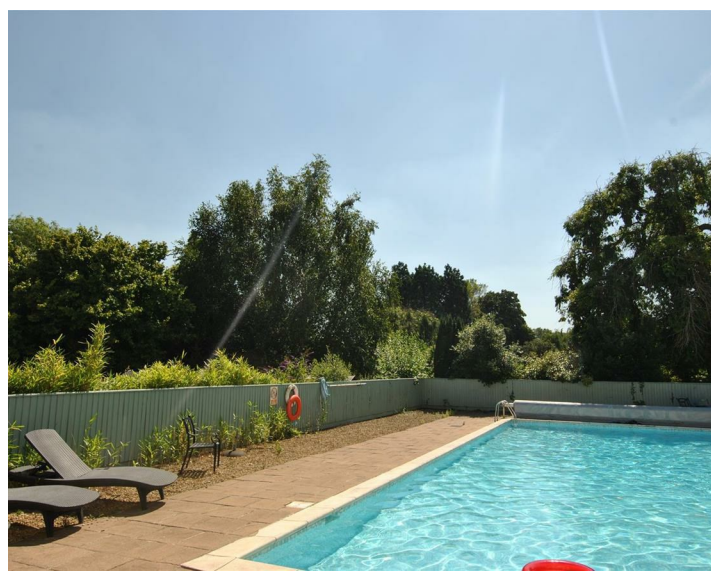


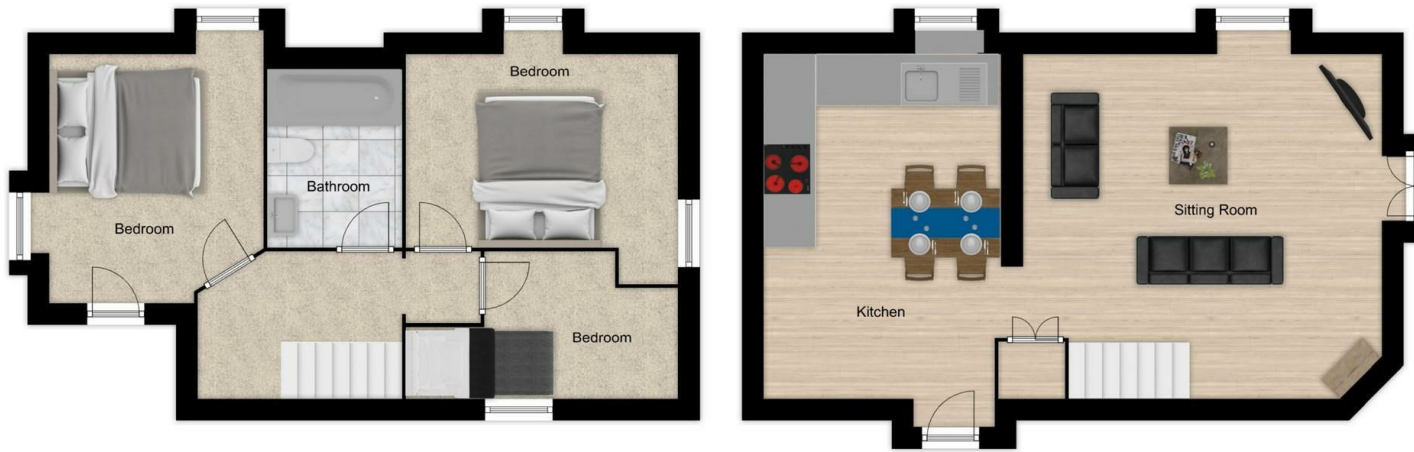




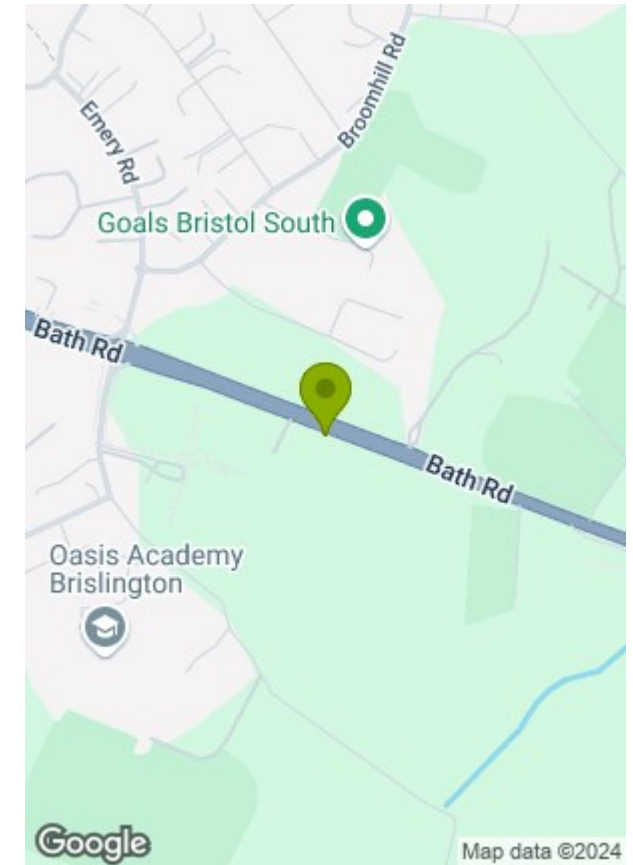








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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