

4 West View Orchard

Freshford, Bath





A four bedroom house in a prestigious private road in the rural village of Freshford

M4 (J18) 18 miles, Central Bath 7 miles, (All distances are approximate).


4


3


2

Summary of accommodation

Main House

Ground Floor: Kitchen/Breakfast Room | Sitting Room | Dining Room | Snug| Utility Room | WC

First Floor: Principal Bedroom ensuite | 3 further Bedrooms | Family Bathroom

Gardens and Grounds

Lawned garden | Flagstone Terraces

Situation

(Distances and times are approximate)

Located in a private road within an exclusive development of 4 houses, in the much sought after village of Freshford.



4 West View Orchard is just 7 miles from the centre of Bath. It offers easy access to the M4, Bristol, the Cotswolds and beyond.



Freshford has its own train station to Bath with onward trains direct to London.



Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities and a mainline train station to London Paddington.



There are a range of sporting opportunities such as golf, cricket, horse racing and rugby and a selection of highly regarded private and state schools.



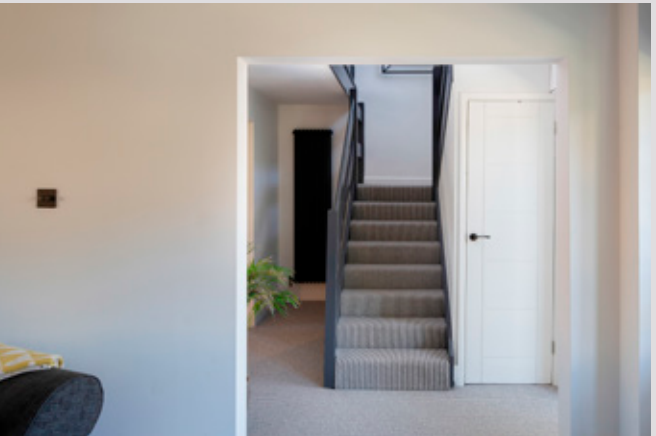
The House

Sleek and stylish, this modern, newly refurbished house is full of character. The garage has been cleverly converted into a light and spacious kitchen breakfast room which opens onto a west facing terrace by way of triple stack doors. The kitchen has marble tops, AEG appliances, Amtico floor, breakfast bar and wine fridge all benefiting from underfloor heating.

The main living space is open plan flowing into a smart sitting room with French doors which opens onto the terrace. Skylights throughout the downstairs offer plenty of light bringing the outdoors in. There is a separate WC with shower and utility room with integrated fridge freezer off the hallway which also opens onto the terraced area with pergola. This has pretty rooftop views over the Village church and is the perfect outdoor entertaining space with dining and sitting areas. Along the hallway is a second cosy snug with log burner and carpeted floor.

Upstairs the house has four bedrooms in total. The principal bedroom has a good sized ensuite and fitted cupboards. There are three further double bedrooms and a family bathroom. A storage cupboard completes this floor. All are carpeted.

All rooms have double glazing for heat efficiency and the boiler is new within the last two years.



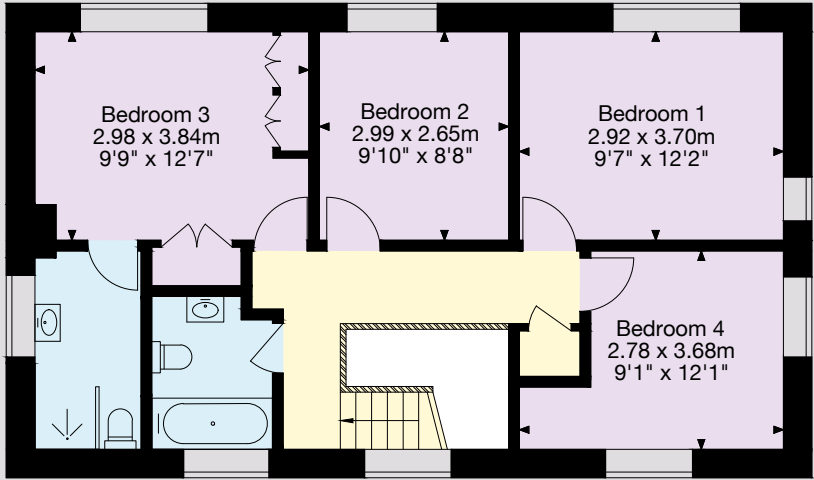
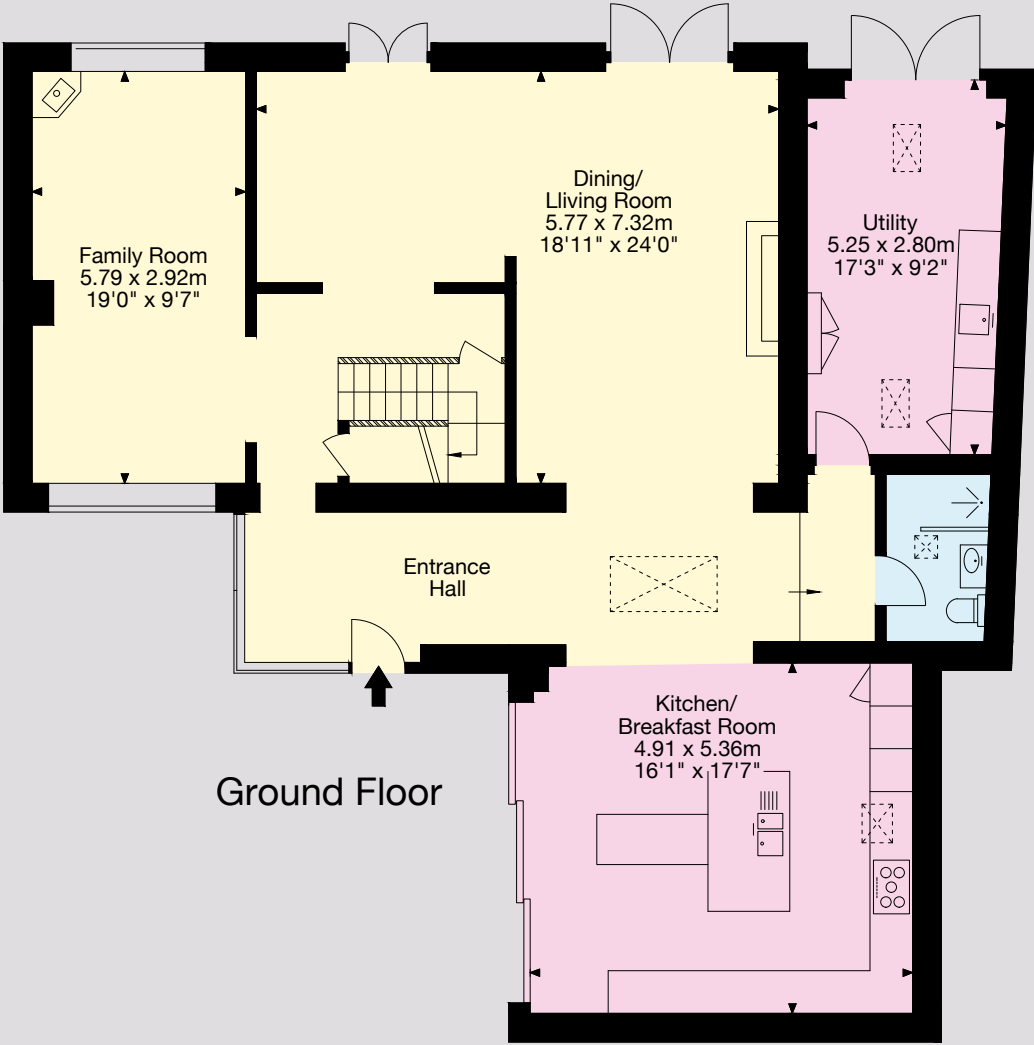




FLOORPLAN

Approximate Gross Internal Floor Area
Total Area: 190 sq m / 2,045 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Gardens and Grounds

4 West View Orchard offers both security and privacy. The house has a gravelled drive that offers car space for two to three cars. The house has all day sun and benefits from both terraced areas and a well kept lawn.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that mains water, electricity, drainage are connected to the property.
The house is heated by Oil.

Local Authority: Bath and North East Somerset

Council Tax: Band F

EPC: D

Postcode: BA2 7TT

Directions: From Bath city centre, head to the Churchill Bridge Roundabout and the A36. Turn right into Widcombe parade and then up Widcombe Hill. Continue to Claverton Down Rd. At the roundabout take the 1st exit to Brassknocker Hill. Turn right onto Warminster Rd A36 then turn left to Lower Stoke towards Freshford.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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