



Locksleigh


Englishcombe Village, Bath

A charming four bedroom home, in an enviable rural setting within the village of Englishcombe.

Bath city centre 3 miles, Frome 13 miles, Bradford on Avon 10 miles
M4 (J18) 13 miles (all distances are approximate).


4


2


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Summary of accommodation

The House

Ground Floor: Entrance hall | Living room | Dining|family room | Kitchen|breakfast room
Utility room | Shower room

First Floor: 4 double bedrooms | Study | Family bathroom

Outside

Garden | Integral single garage | Parking

In all about 0.17 acres



Situation

(Distances and times are approximate)

Englishcombe is an attractive village located on the southern edge of the city. Surrounded by rolling countryside in a conservation area, the village has access to beautiful walks and a thriving local community.



Bear Flat, with local shops, cafes, and restaurants, is nearby, and several respected schools are within easy reach. Bath offers a wide range of independent retailers, restaurants, museums, theatre and art galleries, in addition to a selection of excellent schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.



Bath Spa provides high speed rail links to London Paddington and Bristol Temple Meads.

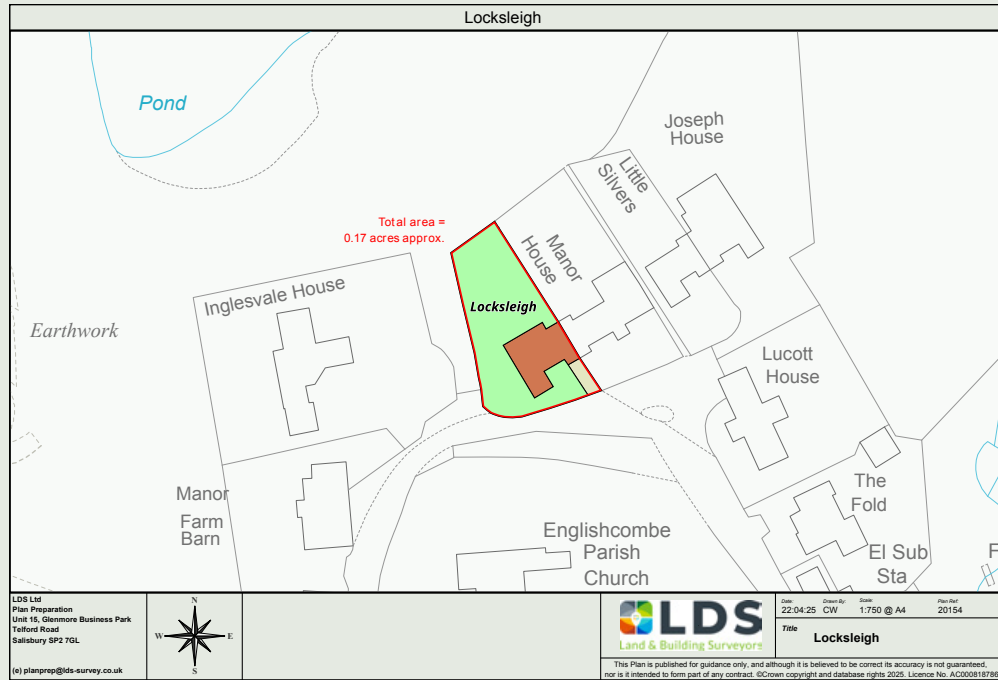


The House

Locksleigh is a well-proportioned linked house offering versatile accommodation arranged over two floors. The property has not been available for sale for over 50 years, presenting a unique opportunity for potential buyers. The current owner has loved living at the property and it has been well maintained during this period.

From the spacious entrance hall, you have the dual aspect living room with woodburner, the wonderful open plan dining/family room with bi-fold doors out to the terrace and gardens and the kitchen/breakfast room with integrated appliances, central island, space for a table and chairs, and French doors. Also on the ground floor is a shower room, and a good-sized utility room with a door to the gardens, and another leading through to the garage.

On the first floor from the light and airy landing, with study area, there are four double bedrooms and the family bathroom.



Outside

The property is approached through a wooden five bar gate on to a private driveway with parking for one car, in addition to the single integrated garage. Off road parking is also available on the green, next to the property. There are mature gardens which wrap from the front of the property, around to the rear where there is an entertaining terrace, and gently sloping lawns bordered by a selection of plants and trees. The views are endless across the fields and hills which is all owned by the Duchy of Cornwall.

Property Information

Method of Sale: We are advised that the property is Freehold.

what3words: /// hugs.editor.games

Services: We are advised mains electricity and water are connected. Private drainage (septic tank). Oil fired central heating. Solar water panel heater. Truespeed ultrafast full-fibre broadband.

Local Authority:
Bath North & East Somerset Council - bathnes.gov.uk

Council Tax: Band G

EPC: E

Price: Offers in excess of: £1,000,000

Postcode: BA2 9DU

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

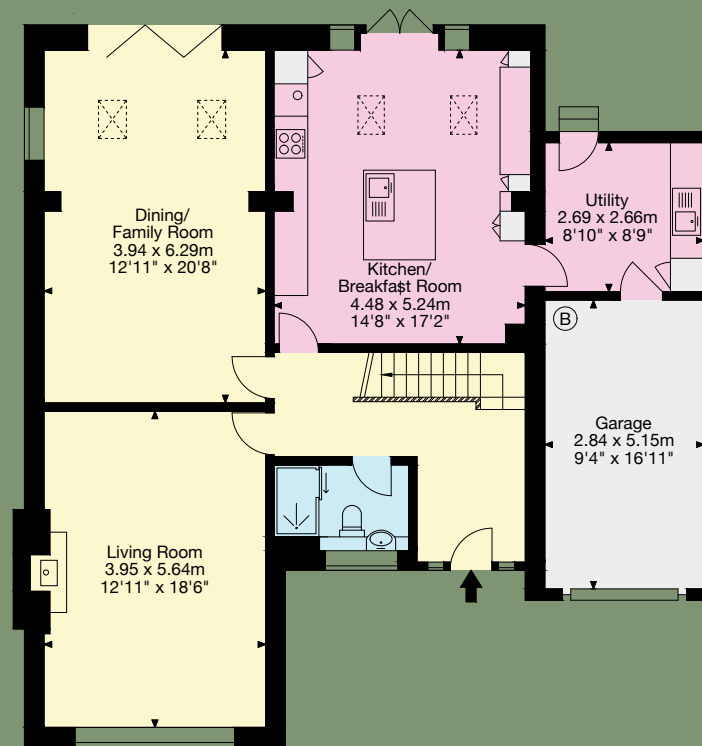
Approximate Gross Internal Floor Area

Main House = 176 sq.m / 1,894 sq.ft

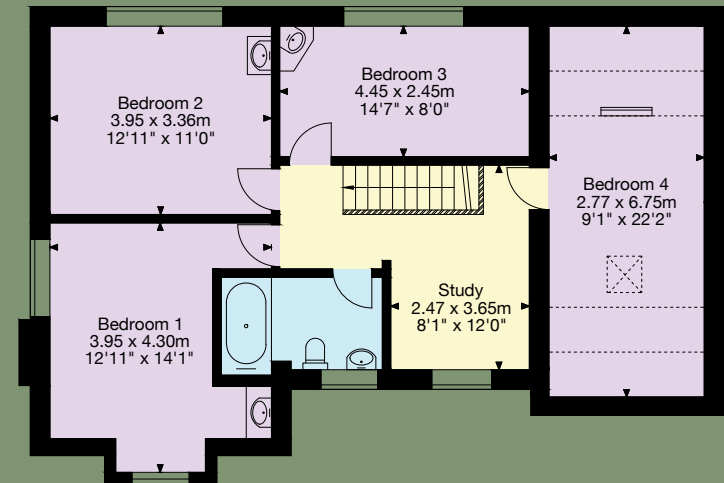
Garage = 14 sq.m / 150 sq.ft

Total Area = 190 sq.m / 2,044 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.



Ground Floor



First Floor

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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 June 2025. Photographs and videos dated June 2025.

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