

12 The Batch, Batheaston BA1 7DR

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

12 The Batch, Batheaston

A charming mid-18th century 3 double bedroom, 2 bathroom country cottage only 3 miles from the centre of Bath.

● Period cottage ● 3 double bedrooms ● 2 Bathrooms ● Gas central heating ● Secluded location



Description

12 The Batch is a charming country cottage close to the village centre.

The accommodation is arranged over 3 floors.

Entering via the porch, there is a downstairs clockroom conveniently located off the sitting room.

The sitting room has generous proportions and a wood burning stove creating a cosy atmosphere during cold winter months. This leads through to the kitchen and dining room. There is a Smeg gas hob with an electric oven and extensive granite worktops with plentiful unit storage.

Proceeding upstairs there are 2 double bedrooms (one en-suite) and a family bathroom.

Continuing up a further staircase the master bedroom can be found. This spacious 17' x 12' room has lovely views over Bathampton Meadows.

The property has a private courtyard garden which is south-east facing and a real suntrap.





Situation

The village of Batheaston has a wide range of amenities from a doctor's surgery, dentist, pharmacy, convenience store, several pubs, a renowned fish & chip shop and The Chris Rich Farm Shop.

The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away and there are regular local bus services running through the village.

The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London (Paddington 90 minutes) and Bristol (Templemeads 15 minutes). Bristol International Airport is 45 minutes' drive away.

General Information

Tenure:	Freehold
Services:	All mains services are connected
Council Tax:	Band C
Parking:	On street - no restrictions
Viewing:	By appointment only with sole agents Stonier Hobbs Residential

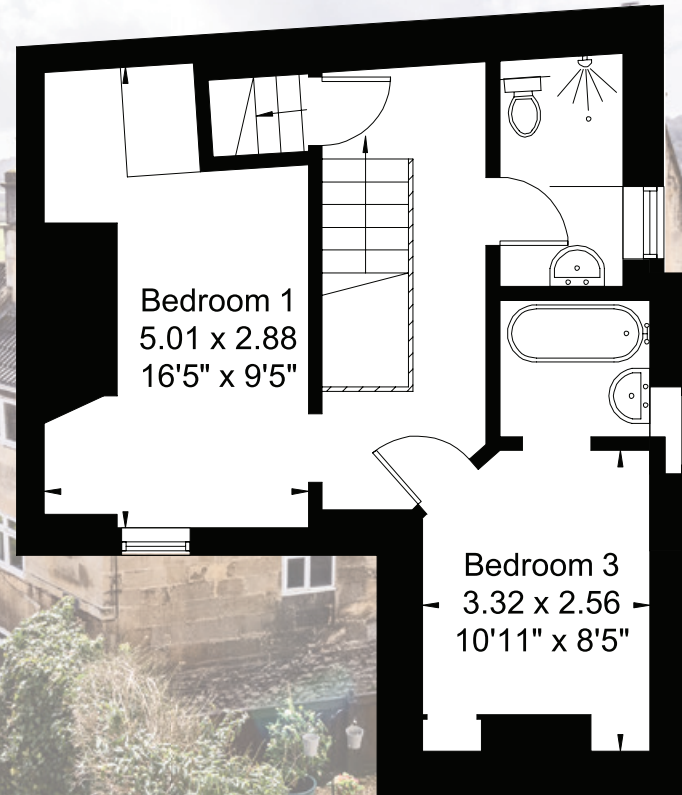


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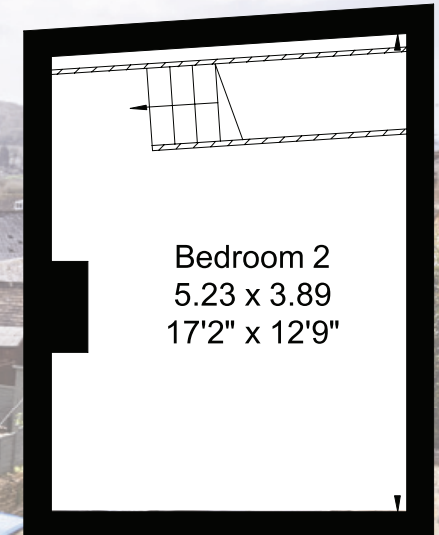
Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft



Ground Floor



First Floor



Second Floor

Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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