

whiteley helyar



1,887 ft²



4 bedrooms



3 bathrooms



street parking

Guide Price £850,000

South Lodge, High Street, Freshford, Bath, BA2 7WE

A particularly charming country house situated in this fabulous location in the heart of a highly sought after, thriving village on the Southern outskirts of Bath. This bright and spacious house has been modernised and reconfigured in recent years to offer a stylish modern space whilst still retaining a number of delightful period features.

ACCOMMODATION

reception hall
large open sitting family room
stylish kitchen dining room
utility room
store room

study/bedroom four
three further double bedrooms
en-suite shower room to the master bedroom
two family bathrooms

EXTERNALLY

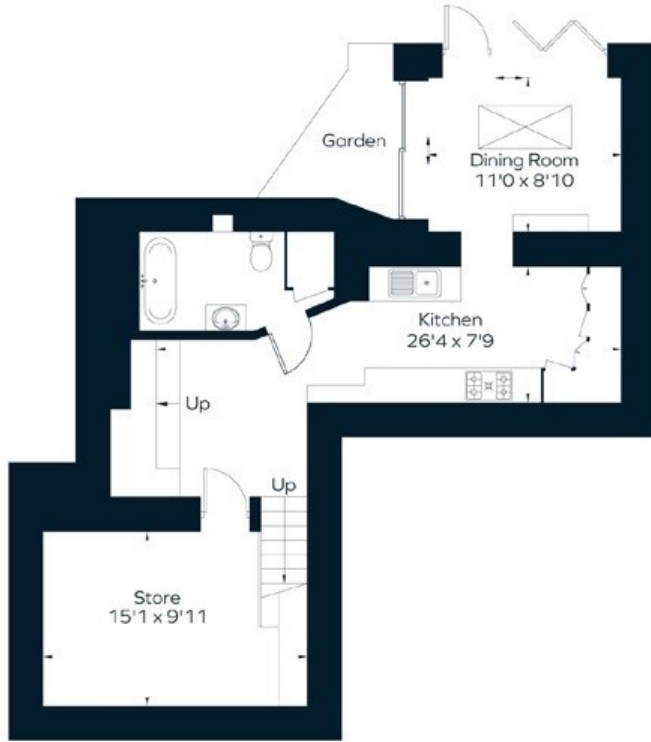
Bi-folding doors on two sides open to this well thought out space, they create a wonderful indoor/outdoor space great for entertaining and perfect for those who love a good barbeque. The garden is low maintenance and modern and although not large is really an incredibly functional and practical extension to the house.

LOCATION

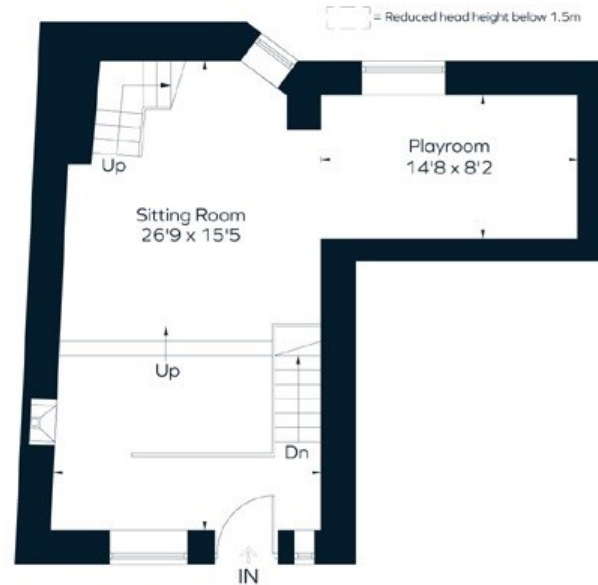
South Lodge occupies a special position on the edge of open countryside yet in the centre of this 'proper' village (with its excellent Primary School, community shop/café, railway station and riverside pub). Wonderful walks are available in the immediate vicinity, the centre of Bath is only 6 or so miles away, whilst the various shops and amenities in the pretty town of Bradford-on-Avon are also nearby.







Lower Ground Floor



Ground Floor



First Floor



Second Floor

Tenure: Freehold
Council Tax Band: 'C' £1,973.22



Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
A		78
B		
C		
D		
E	55	
F		
G		
Not energy efficient - higher running costs		
England & Wales		



Approximate Floor Area = 175.3 sq m / 1887 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79243

