



IDLE ROCKS

Woods Hill, Limpley Stoke, BA2



AN IMPRESSIVE SIX-BEDROOM FAMILY RESIDENCE

An elegant detached family house with beautifully balanced accommodation over three floors, landscaped gardens, outstanding views and a desirable village setting.



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EPC

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Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Green Credentials: Solar panels and electric vehicle charging.

what3words: ///tilt.rental.bucked

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

Local Authority: Wiltshire Council | Council Tax Band: G

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Idle Rocks is set in the charming village of Limpley Stoke, an Area of Outstanding Natural Beauty just five miles south of Bath. Surrounded by countryside, it enjoys easy access to the River Avon, Kennet & Avon Canal, and scenic walks into Bath. Nearby Freshford offers a popular village shop and café, pub, and strong community feel, while Hartley Farm Shop, Bradford on Avon and Bath provide excellent shopping, dining and leisure opportunities. Outdoor enthusiasts can enjoy the nearby Bath Two Tunnels Circuit, a 13-mile walking and cycling route through the surrounding countryside. The area is well served by highly regarded schools, including Freshford and Winsley primary schools and leading independent schools in Bath such as Prior Park, King Edward's, Kingswood and the Royal High School. Transport links are excellent, with regular bus services, a railway station in Freshford, and high-speed rail connections from Bath Spa to London Paddington.











THE HOUSE

Idle Rocks offers spacious and versatile accommodation arranged over three floors, providing an excellent balance of formal living space and flexible family accommodation.

The ground floor forms the heart of the home, featuring an impressive open-plan sitting and dining room, a well-appointed kitchen/breakfast room, study and shower room. These principal reception areas enjoy a natural connection to the gardens, making the house equally suited to everyday family life and entertaining. The first floor provides the main bedroom accommodation, comprising a generous principal suite with en suite shower room, three further bedrooms and a family shower room. The lower ground floor offers a highly adaptable arrangement with a second reception room, two additional bedrooms, a utility room and shower room, making it ideal for guests, multi-generational living, older children or home working. This level also benefits from internal access to the garage.

The result is a well-balanced and flexible home, with accommodation that can readily adapt to a variety of lifestyle requirements.



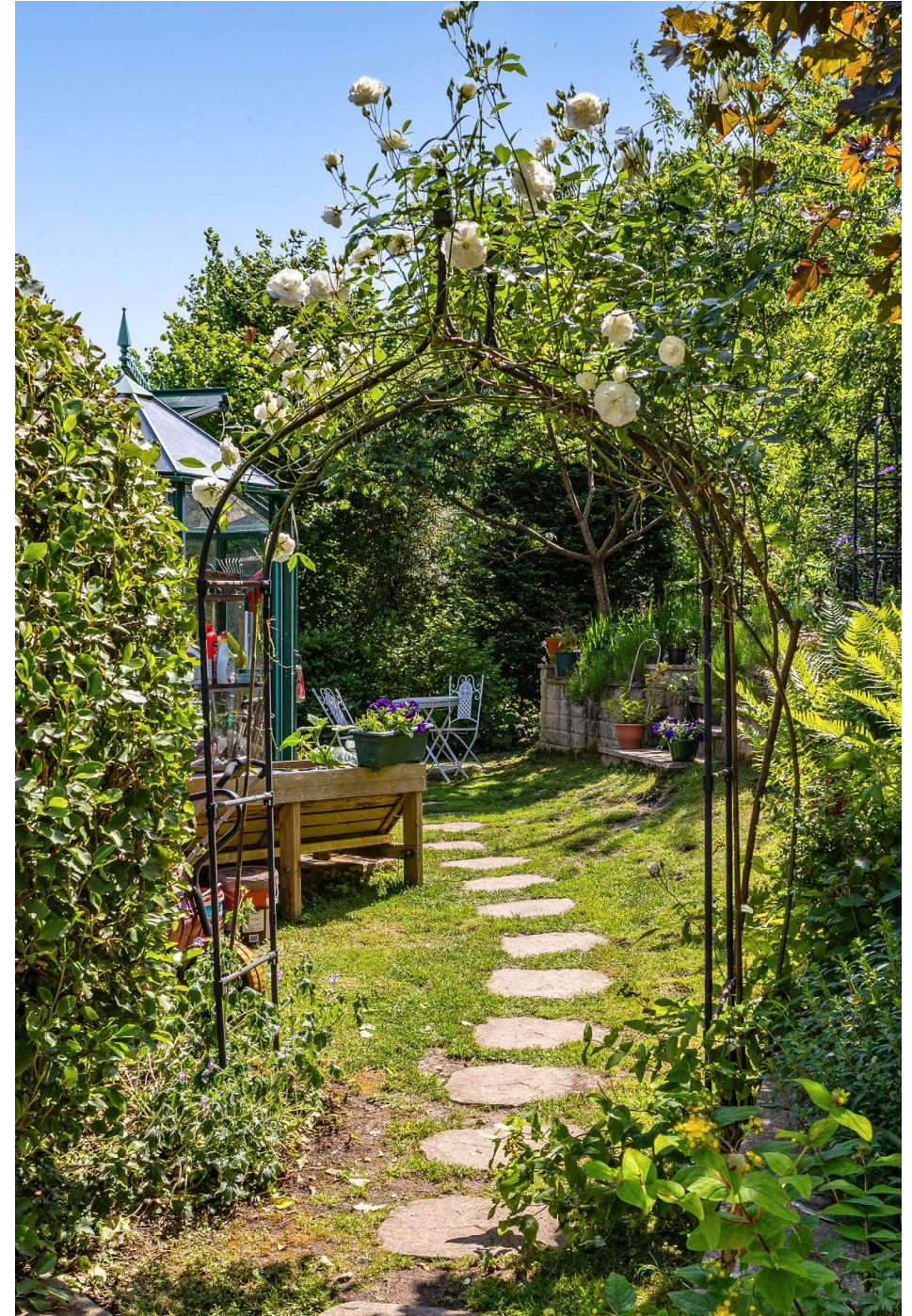




OUTSIDE

The property is approached via electric gates, opening onto a resin-bound driveway that provides ample parking and access to the double garage. EV charging points offer a valuable modern addition.

The beautifully landscaped gardens have been thoughtfully designed to create a variety of distinct outdoor spaces. Expansive lawns are complemented by mature fruit trees, established planting and well-stocked borders, while generous terraces provide ideal settings for al fresco dining and entertaining. Further features include formal box hedging, raised growing beds, laurel screening, a greenhouse and magnificent wisteria that adorns the house and terraces, enhancing the property's charm, character and sense of maturity.





Woods Hill

Bath BA2

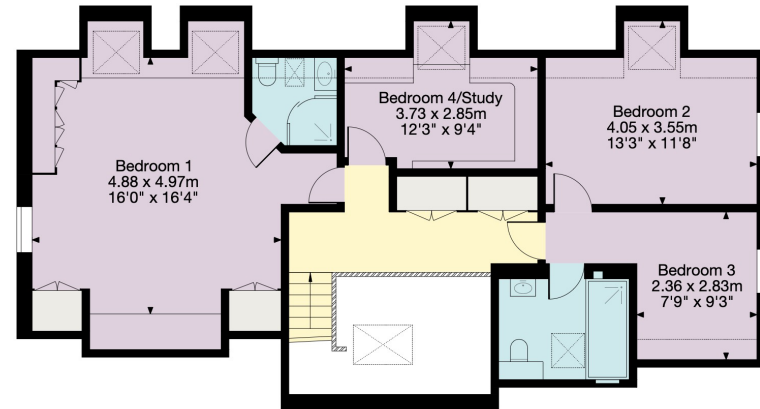
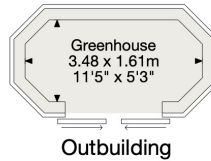
Gross Internal Area (Approx.)

Main House = 252 sq m / 2,712 sq ft

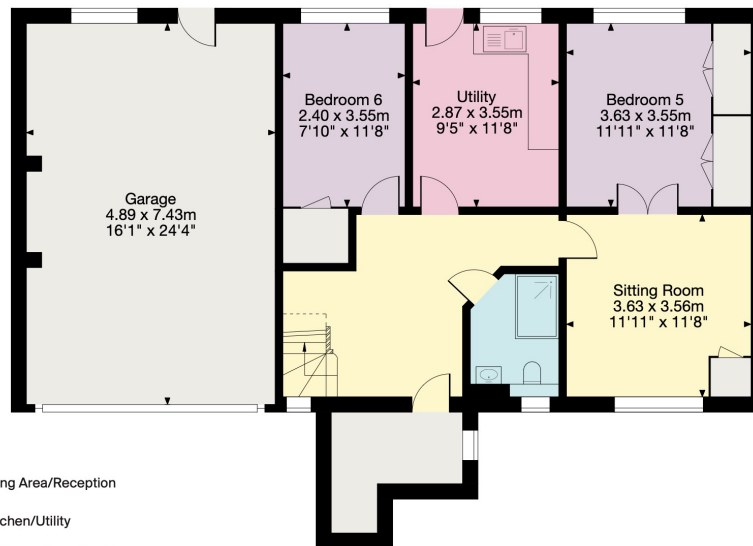
Garage = 36 sq m / 390 sq ft

Outbuilding = 5 sq m / 56 sq ft

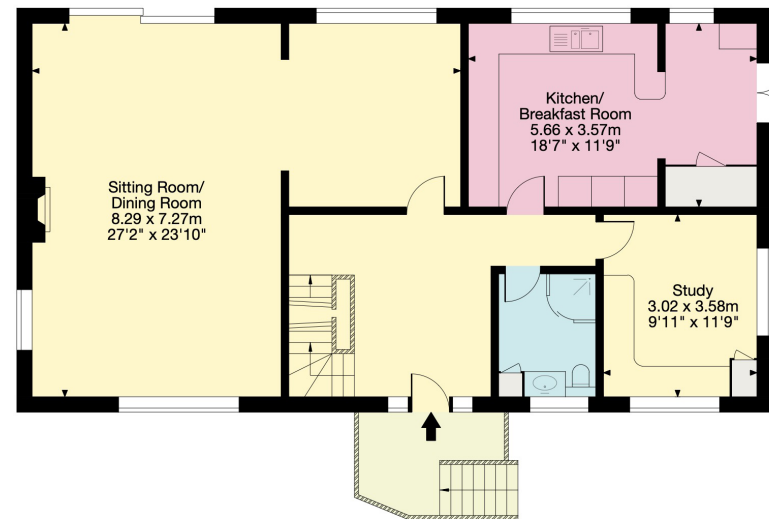
Total Area = 293 sq m / 3,158 sq ft



First Floor



Lower Ground Floor



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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