



Cliffe House, Cliffe Drive, Limpley Stoke, Bath, BA2 7FY



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A superb family house, providing over 7,000 sq. ft of accommodation with huge amounts of natural light, gardens, fabulous views and a swimming pool in this highly sought after village close to Bath

Entrance hall | Large open-plan kitchen and breakfast room / Back kitchen / Sitting room | Dining room | Family room | 2 cloakrooms | Drawing room | Master bedroom with ensuite and dressing room | 5 further bedrooms | 2 ensuite bathrooms | Family bathroom | Large shower room | Laundry room | Boiler room | Loft room and storage | Basement | Annexe | Garage with store | Pool House and plant room | Far-reaching views | Gardens and grounds extending to approx. 2.8 acres.

Situation

Cliffe House is ideally located within five miles of the World Heritage City of Bath, renowned for its comprehensive shopping, cultural attractions, and historic architecture, including the Theatre Royal, the Pump Room, and the Roman Baths. The property benefits from easy access to Bath and Bradford on Avon via a nearby bus stop. Closer amenities are available in Freshford and Limpley Stoke, featuring a community pub, The Hop Pole, and a superb community shop and café.

The area is surrounded by stunning countryside, the River Avon, and the Kennet and Avon Canal, offering level towpath walks into Bath. The region is also home to several esteemed independent schools, including Monkton Combe, Prior Park, King Edward's, Kingswood, and the Royal High, as well as Bath University. Freshford village offers a well-regarded primary school. High-speed trains to London Paddington are accessible from Bath, with a local station in Freshford providing frequent connections.

Description

Upon entering Cliffe House, you are welcomed into a spacious entrance hall with high ceilings. Straight ahead is a convenient cloakroom, while to the right, the exquisite kitchen and breakfast room awaits. The total length of the kitchen and breakfast room is over 30 sq. ft and features a stylish contemporary glazed extension, offering a breathtaking focal point and views of the garden and surroundings.

The modern bespoke kitchen has a large central island with Silestone work surfaces, concealed extractor fan and multi-zone Neff induction hob, Neff oven, steam oven and integrated microwave. The American fridge-freezer is Fisher and Paykel and the large double sink has a Quooker boiling water tap and integrated insinkerator. The kitchen is a fantastic place for modern families with large doors straight out to the garden and a charming, curved window seat.





Breakfast bar seating is also available around the central island. A superb back kitchen is complete with a dishwasher, oven, hob, and sink. A staircase leads down to the large wine cellar which also offers ample potential storage space.

Adjacent to the kitchen is a family room, perfect for cosy evenings by the wood-burning stove. At the rear, an expansive hallway connects the entrance hall to the rest of the house, opening into a spectacular atrium-style dining room, ideal for entertaining. This area features a contemporary staircase with a glazed roof section.

The far end of the ground floor provides an additional sitting room with open fireplace, an impressive drawing room, and another cloakroom.

Upstairs

The eastern wing of the house features a grand master bedroom with triple aspect views and a bay window, offering dramatic vistas. Cleverly designed wardrobes are discreetly positioned behind the bed. The ensuite bathroom includes a bath and shower, with a separate dressing room with large built-in wardrobe. Five additional bedrooms complete the accommodation, two of which are ensuite, along with a family bathroom and a large shower room. A boiler room and a well-equipped laundry room are also on this level. The loft room on the second floor are ideal for a home office, or playroom.

Annexe/Studio

Accessible via stairs, the well-designed annexe/studio is perfect for guests, home working, or an au pair. As well as the living/bedroom/kitchenette, it has a separate shower room with a WC.



Gardens and Grounds

Approached via Cliffe Drive, the property features a large gravel driveway with ample parking. To the left is a timber-clad single garage (which includes a tradesman's WC) with store, while to the right are timber raised beds. The gardens extend across the front of the house, offering a superb terrace for enjoying the views. A lower level hosts a swimming pool with its own pool house, currently used as a gym.

Above the pool area is a magnificent copper beech tree and further croquet lawn which also has direct access from the drawing room. A lower terraced lawn provides a perfect space for children's sports activities.

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General Information

Wiltshire Council. Council Tax Band H.

The tenure is Freehold.

EPC Rating B

Mains services and drainage.

Underfloor heating throughout ground floor.

5 amp lighting circuits throughout.

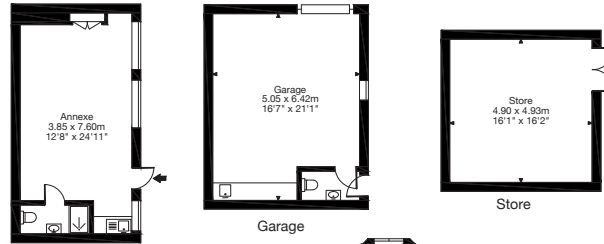
CAT 5 data / TV points to all rooms.



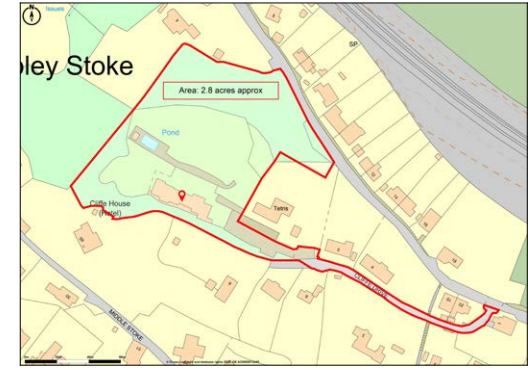
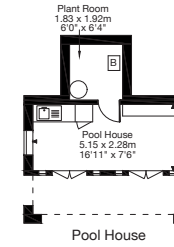


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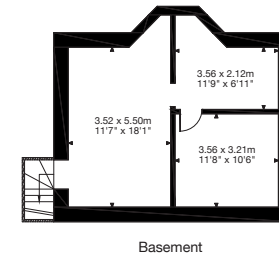
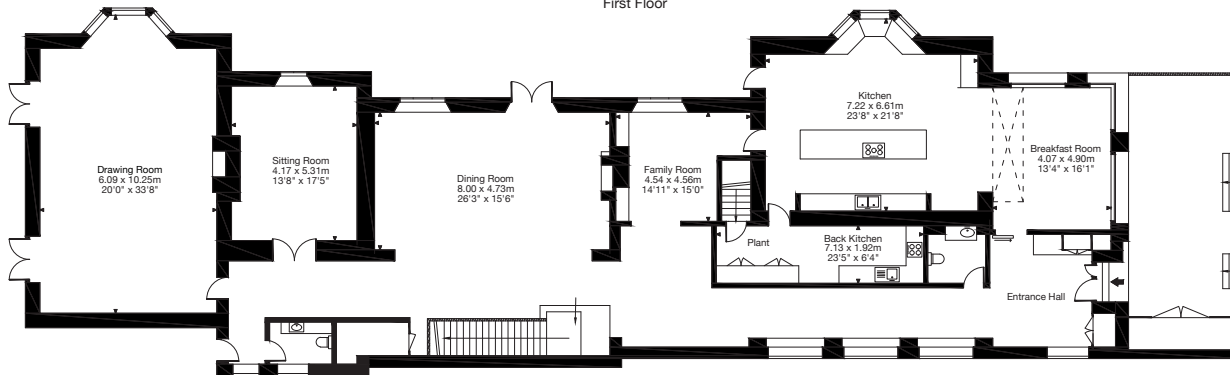
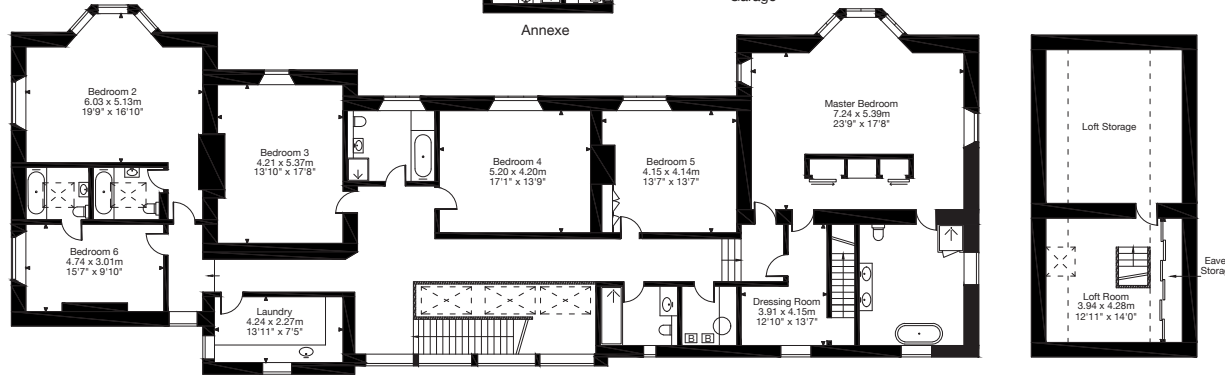
Gross Internal Area (Approx.)
 Main House = 690 sq m / 7,427 sq ft
 (excluding loft storage and eaves)
 Annexe = 29 sq m / 312 sq ft
 Pool House = 15 sq m / 161 sq ft
 Store = 24 sq m / 258 sq ft
 Garage = 32 sq m / 344 sq ft
 Total Area = 790 sq m / 8,523 sq ft



(Outbuildings not shown in actual location or orientation)



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TEL: +44 (0) 1225 789333
 WOOD STREET
 BATH BA1 2JQ
 CRISPCOWLEY.CO.UK

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