

whiteley helyar



2,624 ft²
excluding games room



4 bedrooms



3 bathrooms



*double garage &
driveway parking*

Guide Price £1,350,000

Homeville, Packhorse Lane, South Stoke, Bath, BA2 7DL

A charming detached 1920's double-fronted house in this most sought after and peaceful village on the southern edge of the city. With spacious accommodation, the property offers considerable potential to extend/redevelop, enjoys a lovely view over the adjacent open countryside towards Westbury White Horse, extensive gardens and plenty of parking.

ACCOMMODATION

4 double bedrooms
sitting room
dining room
garden room and utility
office

bathroom & 2 ensuite shower rooms
living room
conservatory
kitchen
double garage with games room over

EXTERNALLY

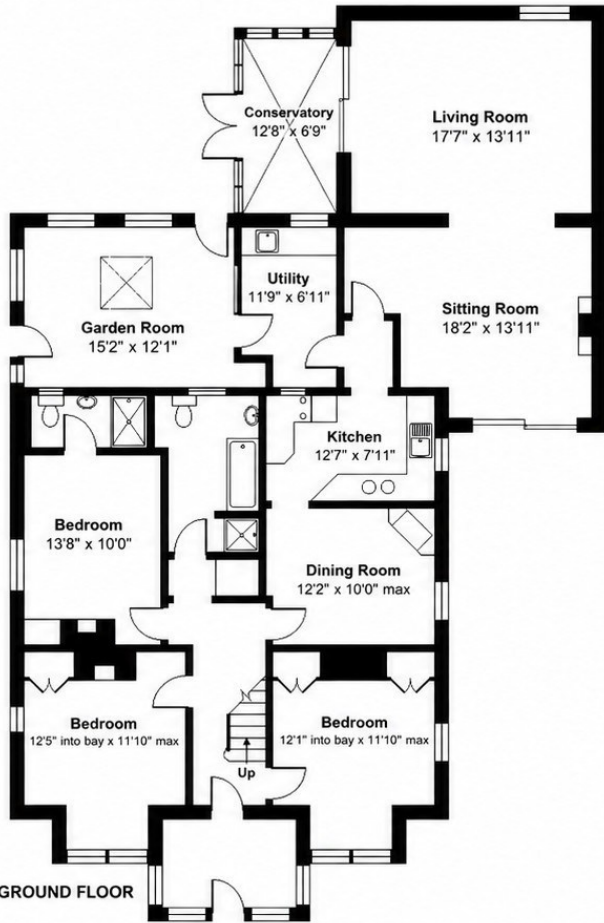
Homeville stands in large, wonderful gardens of about half an acre. To all sides, they are mostly laid to lawn, with old stone walling, hedges, many mature ornamental shrubs, bushes, trees, flower and herbaceous borders. There is delightful sunken garden, an enclosed area with pond, vegetable garden, greenhouse, outside lighting and EV charge point. To the side of the house is the double garage, with games room/ workshop over, together with driveway parking for additional vehicles.

LOCATION

The property occupies a rather special, peaceful yet most convenient position in the heart of Southstoke - a very popular and thriving village on the fringe of the city. The excellent community pub - the Packhorse - is within a short stroll, as is the pretty St James's Church and village hall, wonderful country walks are available in the immediate vicinity, whilst the very centre of Bath is only a little over 3 miles away.



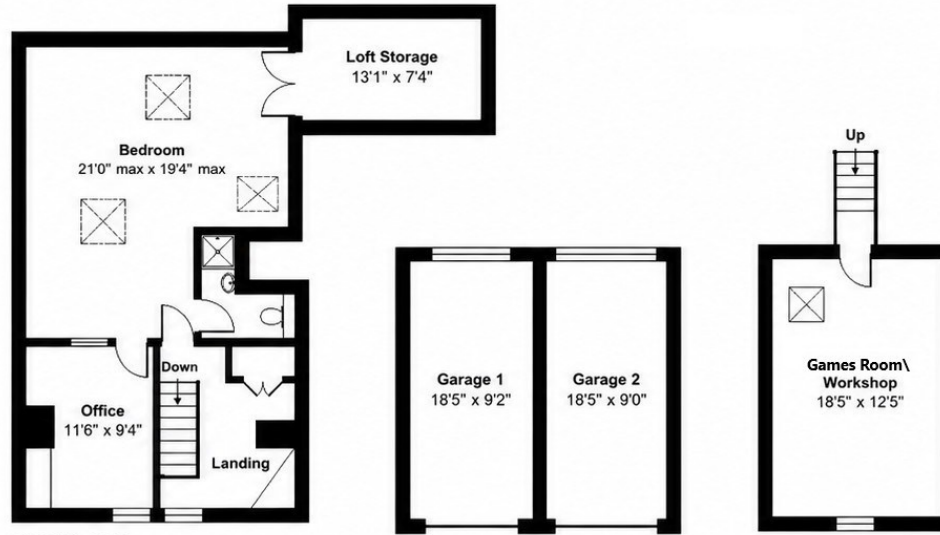




GROUND FLOOR

Approximate Area = 2,624 sq ft / 243.8 sq m
 Garages = 317 sq ft / 29.4 sq m Workshop = 231 sq ft / 21.5 sq m
 Total = 3,172 sq ft / 294.7 sq m

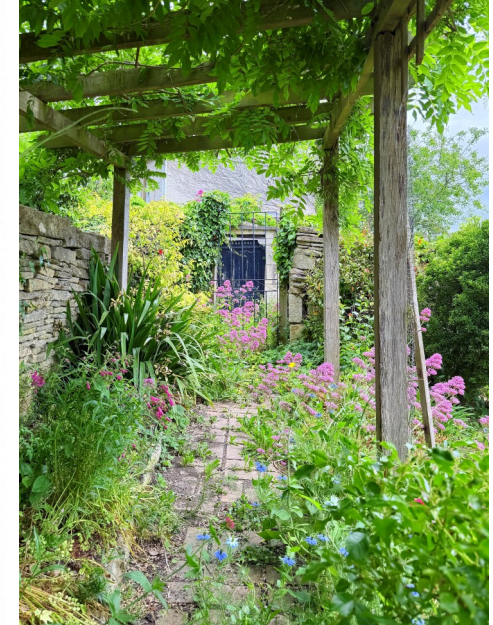
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		
Water Efficiency	B		
Energy	C		77
Water	D		
Energy	E		
Water	F		
Energy	G		
England & Wales		EU Directive 2002/91/EC	0-9



Tenure: Freehold
Council Tax:
 'G' = £3,875.45 (2026/2027)

