

FLOOR PLAN:

Upland Way, North Stoke, Bath BA1 9AS

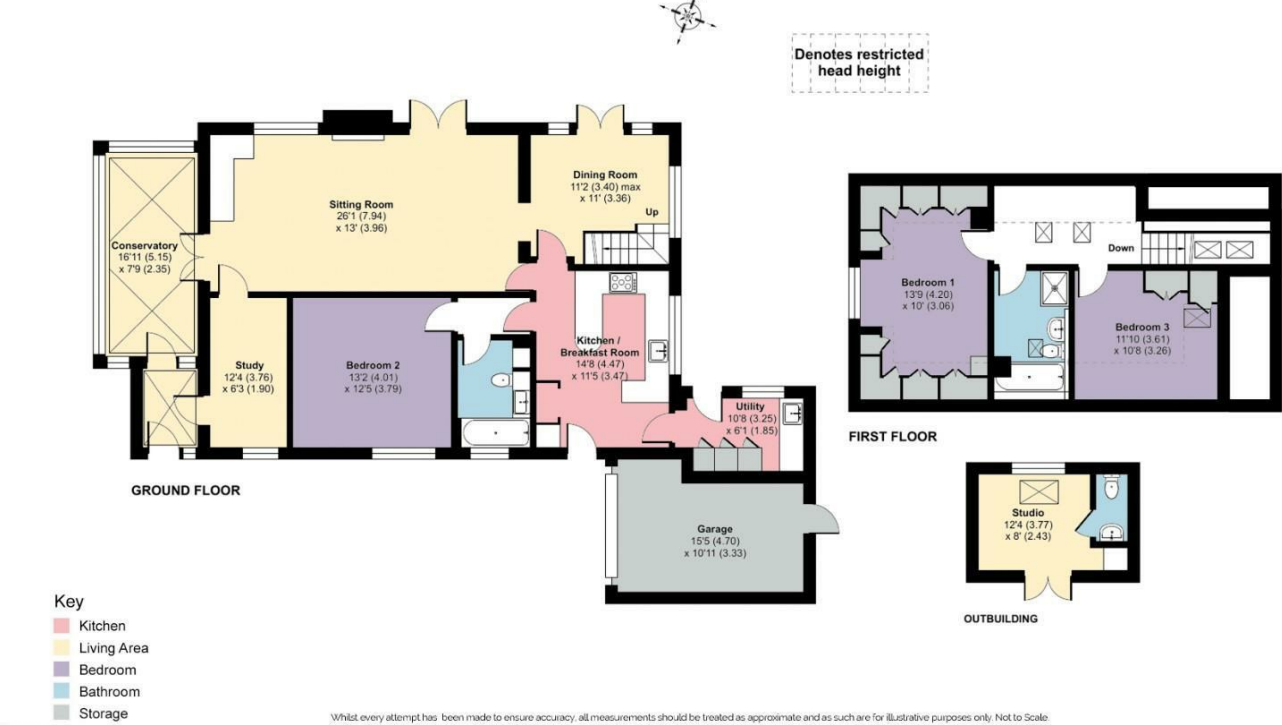
Approximate Gross Internal Area = 156.3 sq m / 1683 sq ft

Limited Use Area = 15.6 sq m / 168 sq ft

Garage = 13.9 sq m / 150 sq ft

Outbuilding = 9.1 sq m / 99 sq ft

Total = 194.9 sq m / 2100 sq ft





DESCRIPTION

Ideally positioned between Bath and Bristol, this attractive three-bedroom detached dormer bungalow offers a rare combination of privacy, generous living space and a welcoming village setting. Peacefully positioned the property provides versatile accommodation arranged over two floors. The ground floor includes two reception rooms, a conservatory, kitchen/diner with separate utility room, a bedroom and bathroom, together with a study that could also serve as an occasional fourth bedroom. Two further bedrooms and a bathroom are located upstairs.

The ground-floor bedroom and bathroom provide a particularly useful arrangement for those seeking more accessible accommodation, while the flexible layout lends itself equally well to family living, visiting guests or those working from home.

For those requiring dedicated workspace, the property offers two distinct options. The study provides a practical office within the main house, while a purpose-built, fully insulated and heated garden room, complete with its own WC, offers an excellent additional space for an office, studio or creative workspace. The conservatory provides a further reception area and is particularly appealing for its rural outlook, with attractive views and spectacular sunsets. On request the owners have drawings to reimagine this front elevation if required.

Outside, the private and easily maintained garden combines lawn and paved seating areas, creating a number of spaces for relaxing and entertaining throughout the warmer months. The garden also includes an outdoor kitchen and BBQ area, making it well suited to informal summer gatherings. A good size garage/workshop provides excellent storage, including useful eaves space, with ample room for bicycles and equipment. The driveway offers parking for up to four cars.

LOCATION

North Stoke is a picturesque Somerset village set within the Cotswold Area of Outstanding Natural Beauty in Bath and North East Somerset, offering a peaceful rural setting while remaining within easy reach of Bath and Bristol. Surrounded by rolling countryside and attractive period properties, the village provides a wonderful sense of community and an idyllic setting for those seeking a quieter pace of life. There is a wonderful network of footpaths and bridleways directly from the village including access on to the Cotswold Way. The footpaths give access to a number of public houses including Swan at Swineford, Crown at Kelston, Upton Inn, Upton Cheyney and the Charlcombe Inn on Bath Racecourse, ideal for a Sunday stroll with lunch. The nearby villages and market towns offer a range of everyday amenities, while Bath provides an excellent choice of independent shops, restaurants, cultural attractions and leisure facilities. With its scenic surroundings and convenient access to the wider region, North Stoke combines the charm of village living with excellent connectivity.

