



4 Staples Hill  
Freshford, Bath, Bath And North East Somerset, BA2 7WL



Enjoying far-reaching valley views, this charming two-storey terraced home offers well-proportioned accommodation, a cosy wood-burning stove, and a delightful south-facing garden. With breathtaking countryside quite literally on the doorstep, and village amenities including a train station, primary school, and the ever-popular community shop and café all within easy walking distance, the property also benefits from a private parking space and is just six miles from Bath. A superb home in an exceptional setting - not to be missed.



- Beautiful View
- Wood Burning Stove
- Three Double Bedrooms
- Dining Room
- Sitting Room
- Kitchen
- Shower Room
- Lovely South Facing Garden
- Desirable Village Location
- Private Off Road Parking Space

**£495,000**



**ACCOMMODATION** (all dimensions being approximate)

## GROUND FLOOR

**Dining Room** 3.66m (12') x 2.70m (8'10")  
UPVC double glazed entrance door and window to front, feature fireplace, stairs to the first floor with storage under, electric radiator.

**Kitchen** 2.70m (8'10") x 1.84m (6')  
UPVC double glazed door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, washing machine, undercounter fridge and freezer, fitted dual electric oven, four ring induction hob, larder cupboard, extractor fan.

**Sitting Room** 5.40m (17'9") x 4.10m (13'5")  
UPVC double glazed windows to front and rear, feature fireplace with wood burning stove, storage cupboard, drinks cupboard, electric radiator.

## FIRST FLOOR

### Landing

**Bedroom 1** 4.38m (14'4") x 3.33m (10'11")  
UPVC double glazed window to front, two built-in wardrobes, loft hatch with pull down ladder, electric radiator.

**Bedroom 2** 3.68m (12'1") max x 2.71m (8'11") max  
UPVC double glazed window to front, loft hatch, electric radiator.

**Bedroom 3** 4.01m (13'2") max x 2.67m (8'9") max  
UPVC double glazed window to rear, electric storage heater.

### Shower Room

UPVC obscure double glazed windows to rear and side, three piece suite comprising shower enclosure with fitted electric shower, pedestal wash hand basin, and close coupled WC, extractor fan, water heater, electric fan heater.

## EXTERNALLY

Located in front of the house on the other side of the pedestrian footpath granting access to the terrace, the garden is mainly laid to lawn with patio, pond, water well, a variety of flower and shrubs, and garden store. One private off road parking space is located on hard standing a short walk from the property.

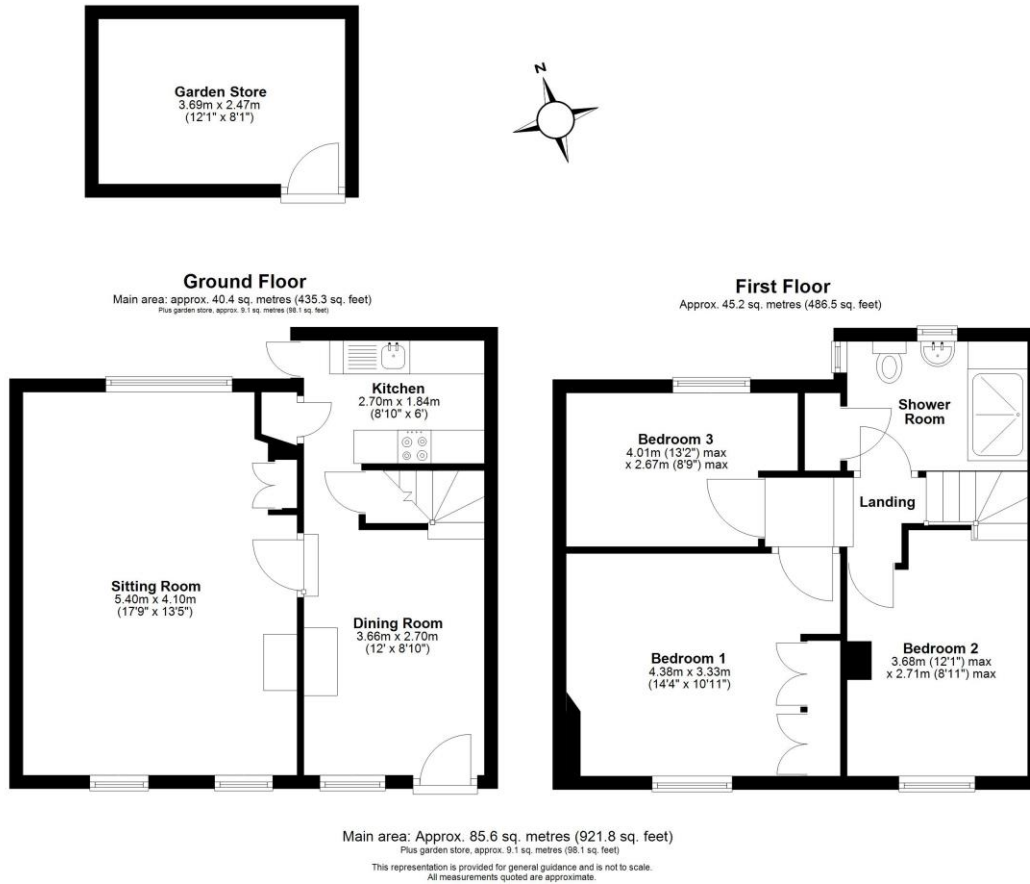
### Council Tax:

Band C - £ 2185.66  
(April 2026 - March 2027 financial year).

### Tenure:

Freehold.





**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///reform.green.pool

**Directions:** Leave Bradford on Avon via the B3109 Frome Road. Take the second turning right sign posted Westwood and continue through the village. Exit Westood and follow the road around to the right and up the hill. As the road begins to dip down towards Freshford, 4 Staples Hill will be found on the left-hand-side, accessed via a footpath.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

