

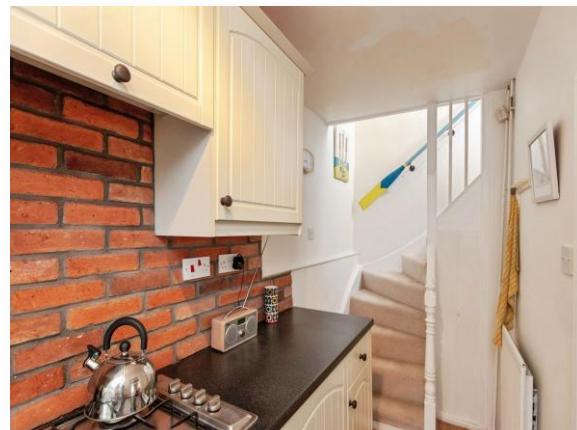


**Stambrook Cottage, Stambridge, Bath, BA1 7NH**

**welcome to**

## **Stambrook Cottage, Stambridge, Bath**

Nestled in the heart of Batheaston, just 2 miles from the historic city of Bath, Stambrook Cottage offers the perfect blend of village charm and city accessibility. Whether you're a first-time buyer, looking to downsize, or seeking a peaceful pied-à-terre near Bath, this charming cottage is for you.

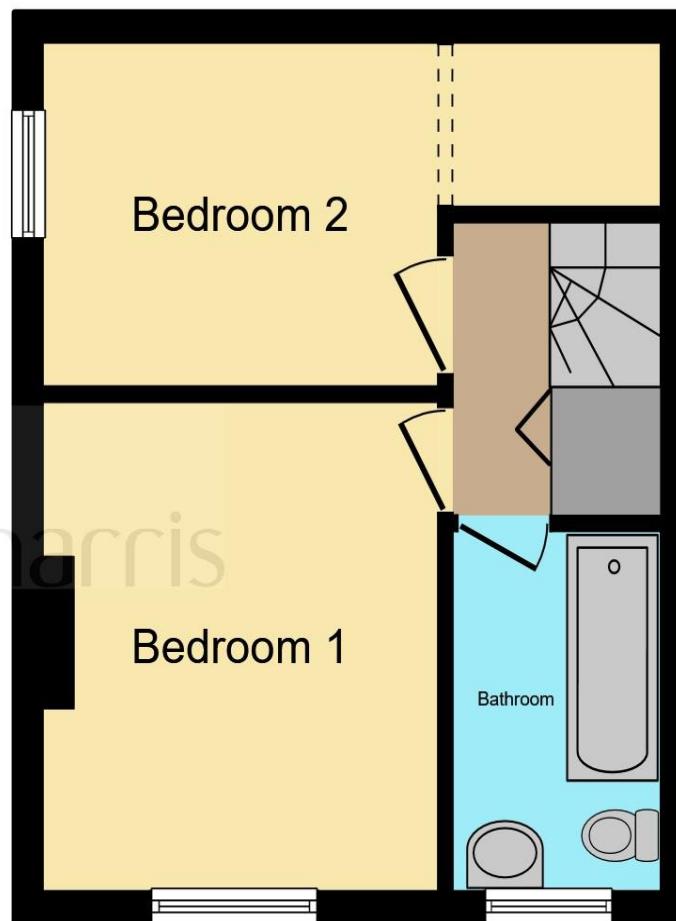




**Ground Floor**

Total floor area 50.5 m<sup>2</sup> (543 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**First Floor**

**Sitting Room**  
15' 3" x 12' 10" (4.65m x 3.91m)

**Kitchen**  
14' 10" x 4' 6" (4.52m x 1.37m)

**Bedroom One**  
10' 10" x 9' 3" (3.30m x 2.82m)

**Bedroom Two**  
16' x 7' 3" (4.88m x 2.21m)

**Bathroom**

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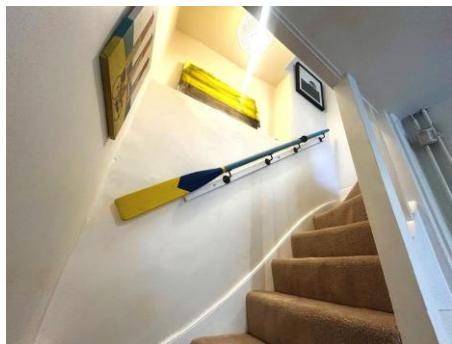
## Stambrook Cottage, Stambridge, Bath

- Charming and cosy 2 double bedroom cottage
- Located in the heart of Batheaston village
- Lovely lounge with fireplace and fitted kitchen
- Fitted Bathroom Suite with bath and shower
- A variety of local amenities and easy access to Bath centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£250,000**



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Property Ref:  
LAR105536 - 0009



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