

EST ● 1879

CRISP COWLEY



5 Victoria Cottages, South Stoke, Bath, BA2 7DT

A two-bedroom cottage in the ever-popular village of SouthStoke, for sale with no onward chain.

Additional storage building | Countryside views | Front courtyard
| No onward chain | Popular South Stoke | Potential to modernise
further | Rear garden | South facing | Two bedrooms | Unlisted

Situation

South Stoke is an exceptionally desirable village, offering the perfect balance of idyllic countryside living and excellent access to Bath, situated just on the city's southern fringes. The surrounding landscape and walking routes are, in our view, among the finest to be found on Bath's doorstep, with miles of unspoilt countryside and far-reaching views.

The village benefits from a thriving and welcoming community, renowned for its vibrancy and diversity. At its heart is The Packhorse Inn, a highly regarded community-owned pub that serves as a true village hub and one of the area's most celebrated local establishments.

Several excellent schools are within easy reach, including Monkton Combe School, Ralph Allen School, St Gregory's Catholic College, Prior Park College and King Edward's School. Combined with a range of everyday amenities nearby, South Stoke is one of Bath's most convenient and well-connected villages. Residents benefit from a Sainsbury's supermarket at Odd Down, while a Tesco Express and late-night petrol station can be found on Midford Road.

Description

Situated in the picturesque village of South Stoke, this beautifully presented stone-built cottage combines timeless character with bright, contemporary interiors, creating a wonderful home in an idyllic rural setting.

The property offers well-proportioned accommodation throughout, with a welcoming sitting room featuring attractive exposed stonework and a cosy wood-burning stove. The spacious kitchen and dining area provides an excellent space for both everyday living and entertaining, with space for appliances.

Upstairs, the generous bedrooms are neutrally decorated and enjoy pleasant outlooks over the surrounding village. Bedroom one is a large double and has fantastic views across the valley. Bedroom two is a comfortable single room but would also make an ideal nursery or work from home space. A family bathroom completes the upstairs accommodation.

Outside

Outside, the property benefits from an attractive enclosed front garden with a lawn and mature planting. To the rear, there is a courtyard enjoyed by all residents in Victoria Cottages as well as a handy storage shed.

Agents Note

The owners of Nos. 1-4 Victoria Cottages benefit from a right of way over the rear strip of land owned by No. 5 for the purpose of access to their respective properties.

Additional Information

Council tax band - C

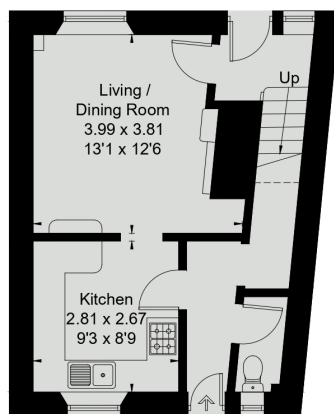
Tenure - Freehold

Services - Electric central heating. Mains water. Mains drainage.

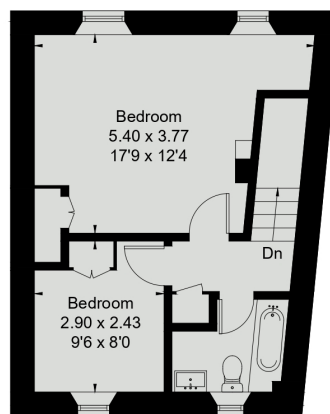
EPC - 39 (E)

Approximate Floor Area = 67.5 sq m / 726 sq ft
Store = 1.3 sq m / 14 sq ft
Total = 68.8 sq m / 740 sq ft

[] = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 111111

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