

whiteley helyar



1,469 ft²



4 bedrooms



2 bathrooms



double garage &
off street parking

Guide Price £840,000

39 Lower Stoke, Limpley Stoke, Bath, BA2 7FR

A stylish and beautifully presented modern house on an attractive plot of around a third of an acre enjoying wonderful views down the Limpley Stoke Valley. This bright and spacious property offers versatile accommodation arranged over two floors as well as an integral double garage and off street parking.

ACCOMMODATION

entrance hall
double aspect sitting room
dining room
stylish kitchen
remodelled family bathroom and separate shower

landing with large storage cupboard
four bedrooms
gas central heating system
double glazed windows
integral double garage

EXTERNALLY

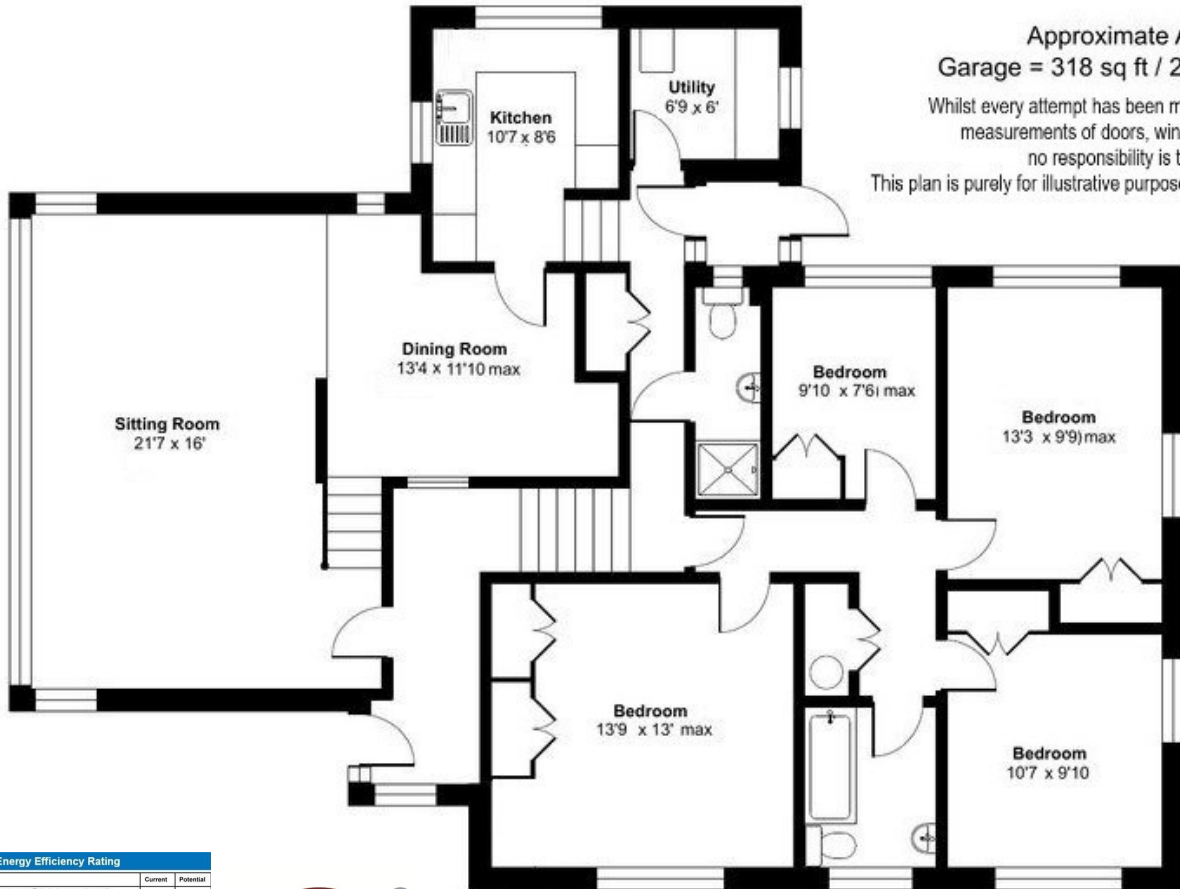
The property enjoys a wonderful elevated plot of around a third of an acre, with a generous area of lawn and spacious patio providing space to entertain as well as a delightful coppice to the rear blanketed with wild garlic and bluebells. There are winding pathway steps up to two timber benches positioned to make the most of the stunning views and peaceful setting. To the front of the property is a driveway providing space to park two to three vehicles as well as access to the double integral garage and gated side access.

LOCATION

The property is positioned in the picturesque village of Limpley Stoke with its quaint pub owned and run by the village and historic hotel, just 4 miles south of Bath city centre. It has fantastic views across the Limpley Stoke valley and is well placed for wonderful country walks along the river and the Kennet & Avon Canal. The neighbouring village of Freshford, less than a mile away, offers excellent local amenities including a community shop, Post Office and Café. Freshford Pre-School and Freshford Primary school have Outstanding and Good Ofsted ratings and the local train station provides easy access to Bath and Bristol.

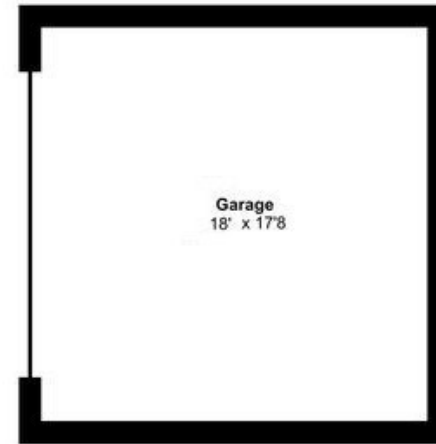






Approximate Area = 1469 sq ft / 136.4 sq m
 Garage = 318 sq ft / 29.5 sq m Total = 1787 sq ft / 166 sq m

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 mis-statement.
 This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold
 Council Tax Band: 'F' = 3551.70 26/27

