



Cheddington, Quarry Close, Limpley Stoke, Bath, BA2 7FN

A beautiful detached, five-bedroom stone-built house, set in this very desirable village, within easy reach of Bath and the surrounding countryside

Lobby | Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Playroom | Utility room | Pantry | Cloakroom | Principal bedroom with en suite dressing room and bathroom | 4 further bedrooms | Family bathroom | Garage | Ample parking | Established gardens | Separate paddock

Situation

Within five miles of the World Heritage City of Bath which has comprehensive shopping, cultural and recreational facilities and numerous notable buildings including the Theatre Royal, the Pump Room and Roman Baths, and Thermae Bath Spa. Amenities nearer to hand can be found at Winsley, Freshford and Limpley Stoke, including local convenience stores, Hartley Farm shop and good pubs. Nearby Bradford on Avon provides an excellent alternative to Bath with all its facilities including the well-regarded Wiltshire Music Centre. Cheddington is wonderfully situated with easy access to lovely countryside, the river Avon and the Kennet and Avon canal with its level towpath walks into Bath.

The immediate area is well served by several notable independent schools including Monkton Combe, Prior Park College, King Edward's, Kingswood and the Royal High, as well as Bath University. There are well-regarded primary schools in both Freshford village and Winsley. High speed trains to London Paddington are available from Bath and Bradford on Avon, and there is a local station nearby at Freshford which is within easy reach and provides frequent links to Bath and onward.

Description

Tucked away within grounds extending to over an acre, Cheddington is a distinguished five-bedroom country residence that effortlessly combines period character, generous proportions and an abundance of natural light. Offering approximately 2,500 sq. ft. of beautifully presented accommodation, this charming turn-of-the-century home occupies a remarkable setting steeped in local history and surrounded by some of the area's most treasured natural landscapes.

The story of Cheddington is intrinsically linked to the rich heritage of Quarry Close. The surrounding land was once shaped by the renowned Murhill stone quarries, which supplied the prized Bath Stone used in many of the region's finest buildings, including the iconic Bristol Temple Meads Station. Cheddington itself originally served as the supervisor's residence for what later became the Winsley Chest Hospital, now redeveloped as Avon Park Retirement Village. Since the hospital's closure in 1982, the former quarry workings have gradually returned to nature and are today recognised as a Biological Site of Special Scientific Interest, creating a unique backdrop of tranquillity and ecological significance.

Approached through a canopied entrance, the home immediately welcomes visitors with a sense of warmth and character. An inner lobby leads into a spacious reception hall where beautiful timber flooring sets the tone for the elegant interiors beyond.

At the heart of the home lies an exceptional kitchen and breakfast room, thoughtfully designed for modern family living.







Bathed in natural light from its dual-aspect windows overlooking both the front and rear gardens, the space is fitted with an extensive range of cabinetry, a breakfast bar with integrated Neff ceramic hob, two Neff electric ovens, an integrated dishwasher and fridge/freezer, together with a practical walk-in larder. Adjacent to the kitchen is a versatile playroom or gym, while a pantry and guest cloakroom provide further convenience.

A separate utility room offers additional storage, a traditional butler sink, plumbing for laundry appliances and direct access to the garden, making it ideal for everyday family life.

The principal reception rooms are equally impressive. The generous sitting room enjoys delightful garden views and centres around a Jetmaster fireplace, while French doors open directly onto the terrace and gardens beyond. The elegant dining room features a charming bay window, additional side aspect and a fireplace fitted with a Morso wood-burning stove, creating a wonderfully inviting atmosphere for entertaining. A separate study provides a peaceful workspace with attractive views across the grounds.

Ascending to the first floor, a spacious landing leads to five well-proportioned bedrooms. The principal suite is particularly noteworthy, enjoying dual-aspect views across the gardens and benefiting from a dressing room and private en-suite bathroom. Four further bedrooms provide flexible accommodation for family and guests, with several featuring original fireplaces and one enhanced by a beautiful bay window. A well-appointed family bathroom completes the first-floor accommodation.

Gardens and Grounds

The approach to Cheddington is suitably impressive. A five-bar gate opens onto a sweeping driveway providing ample parking for numerous vehicles, complemented by a substantial garage with power and lighting.

The gardens are a true highlight of the property and have been lovingly cultivated to create a private and picturesque setting. To the rear, a broad expanse of level lawn is framed by mature trees and established planting, while a striking crescent of pleached lime trees lends both structure and elegance. Seasonal colour abounds, with fragrant roses, flowering borders, climbing wisteria and a beautiful rose archway creating a quintessential English country garden atmosphere.

Stone pathways meander around the house, leading to a raised terrace perfectly positioned for outdoor dining and entertaining. Further features include a vegetable garden, timber greenhouse, composting area and a variety of mature evergreen specimens that ensure year-round interest.

Beyond the main garden, a gateway opens into an additional paddock, providing valuable amenity space and an attractive buffer from the road, enhancing both privacy and the sense of rural seclusion.

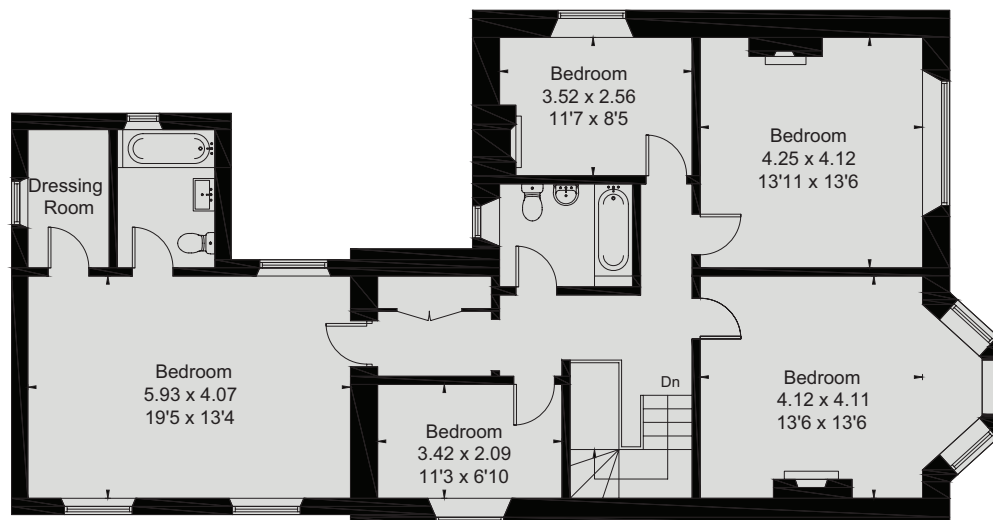
Cheddington presents a rare opportunity to acquire a home of genuine character and historical significance, combining elegant family accommodation with exceptional gardens and a unique setting in one of Wiltshire's most desirable villages. Here, history, nature and modern family living come together in perfect harmony.

General Information

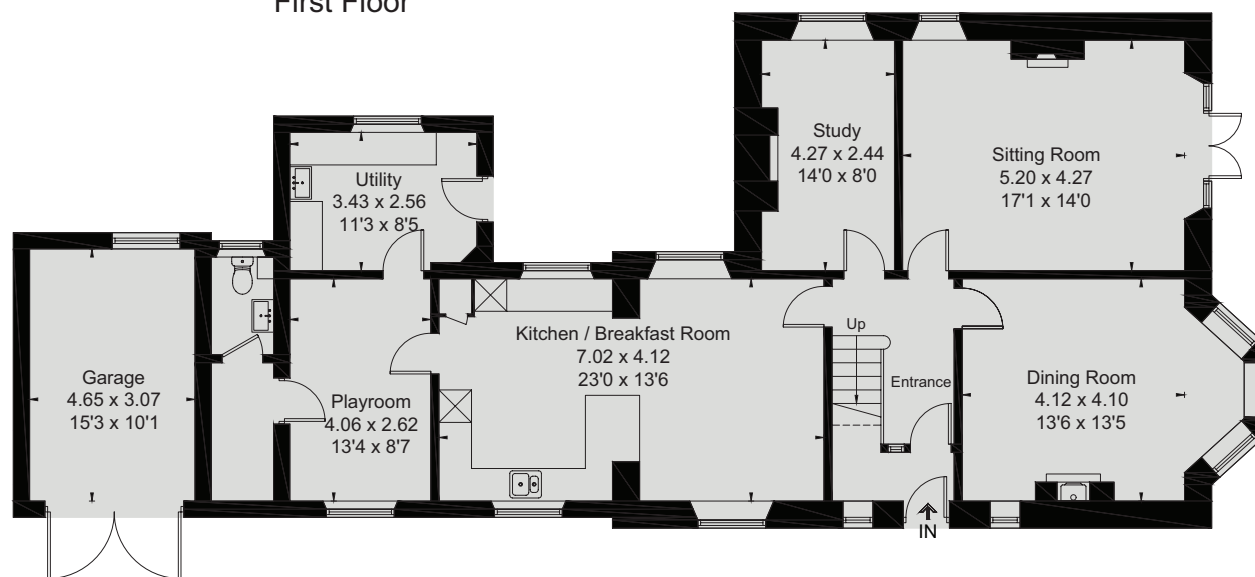
Wiltshire Council. Council Tax Band G. Freehold tenure. Mains services connected.



Approximate Floor Area = 234.8 sq m / 2527 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 249.2 sq m / 2682 sq ft



First Floor



Ground Floor

