



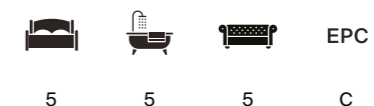
CRANMORE HOUSE

Norton St Philip, Bath



CRANMORE HOUSE IS A FABULOUS FIVE BEDROOM DETACHED FAMILY HOME, WITHIN AN EXCLUSIVE DEVELOPMENT OF THREE EXECUTIVE HOMES

The property offers light, spacious and well presented accommodation arranged over two floors.



Land Area: In all approximately 0.32 acres

Services: Mains electricity, water and drainage. Gas fired central heating.

Underfloor heating throughout, with individual programmable room thermostats. EVCP.

Local Authority: Mendip District Council - <https://www.somerset.gov.uk/>

Council Tax: Band G

Method of Sale: We are advised that the property is Freehold

what3words: ///figs.crossword.suffer

Viewings: Strictly with the agent by appointment



SITUATION

The pretty and historic village of Norton St Philip, is positioned on the southern edge of the city of Bath. It was first recorded in the Domesday Book of 1066, later flourishing as an important centre for the wool and cloth trade in the 13th century.

At its heart stands the iconic, half timbered George Inn, which has served as a meeting place for merchants for over 500 years and remains a defining feature of the village crossroads. The village also benefits from a second pub, The Fleur de Lys, as well as a shop with a Post Office, a primary school, and a Parish Church. Norton St Philip has a vibrant, friendly community supported by numerous clubs, including walking, photography, and art groups.

Nearby is the popular Flourish Farm Shop, and the vibrant market towns of Bradford on Avon and Frome, as well as the city of Bath, providing an extensive selection of shops, restaurants, activities, and schools.

Bradford on Avon 5 miles, Frome 6 miles, Babington House 7 miles, Bath City Centre 7.5 miles (all distances are approximate).



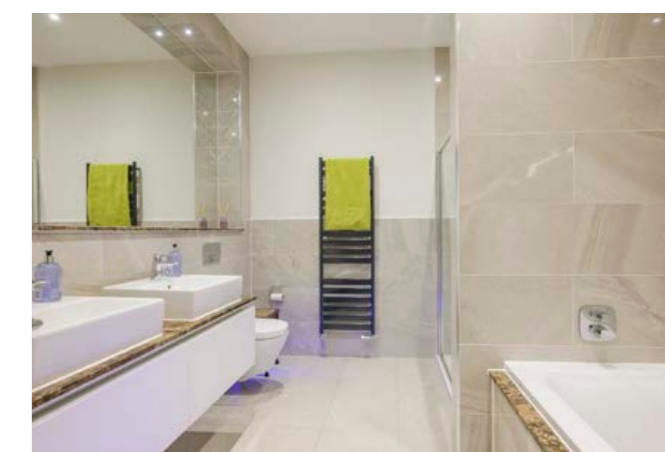
THE HOUSE

Built by Ashford Homes in 2016, Cranmore House is one of three detached family homes, featuring high specification finishes, in a tucked away position within the village.

From the spacious entrance hall you have four excellent reception rooms. To the right, accessed via glass panelled double oak doors is the living room with woodburner, beyond this is the kitchen/family room, the kitchen is McCarron & Co with a central island and Miele appliances including two single ovens, a steam oven, microwave oven, 5 ring gas hob, integrated fridge, freezer, dishwasher and wine cooler. There is also a lovely bright family/dining space with double glass doors out to the terrace and gardens.

Returning to the hall, on the left you have the formal dining room with a glass door to the terrace, and a study or snug with a contemporary wall mounted fireplace. Also on this floor is a generous utility room and a cloakroom.

An oak staircase leads to the first floor where you have the impressive principal bedroom suite featuring a seating area, dressing room and bathroom. Beyond this there are four further double bedrooms, two of which are en suite, and the family bathroom.





OUTSIDE

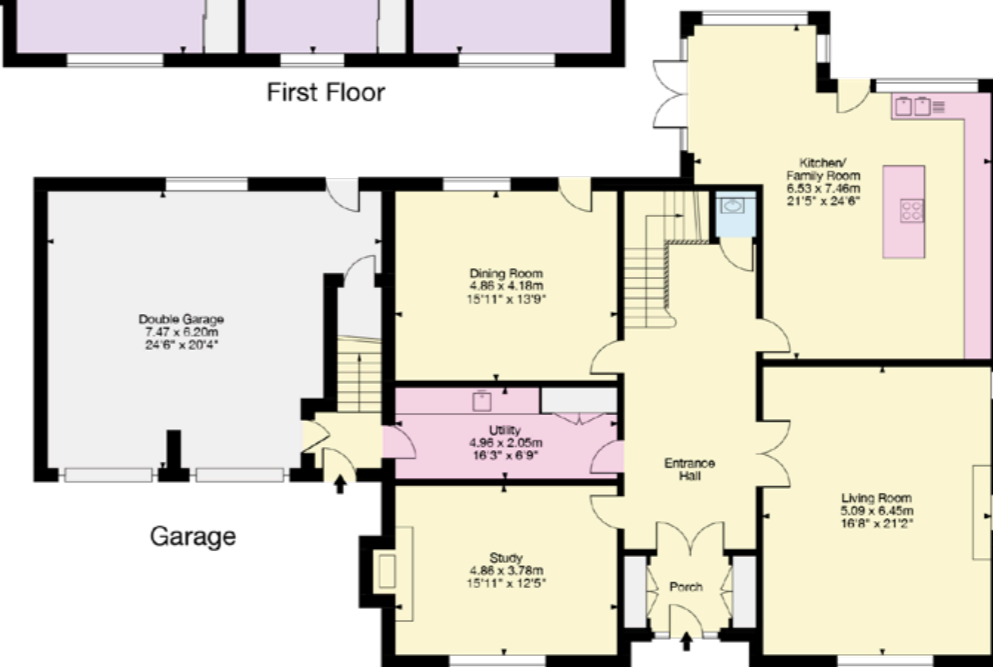
The property is approached via a private road, leading to the driveway where there is parking for a number of cars, in addition to the double garage with EVCP.

There is a versatile studio space with en suite shower room positioned above the garage which could be used as overflow accommodation to the main house, for multigenerational living, a home office, gym or alike.

There is a good garden to the rear, featuring a large entertaining terrace which spans the width of the house, and level lawn with a magnificent Manna Ash tree and a mature Monkey Puzzle tree.



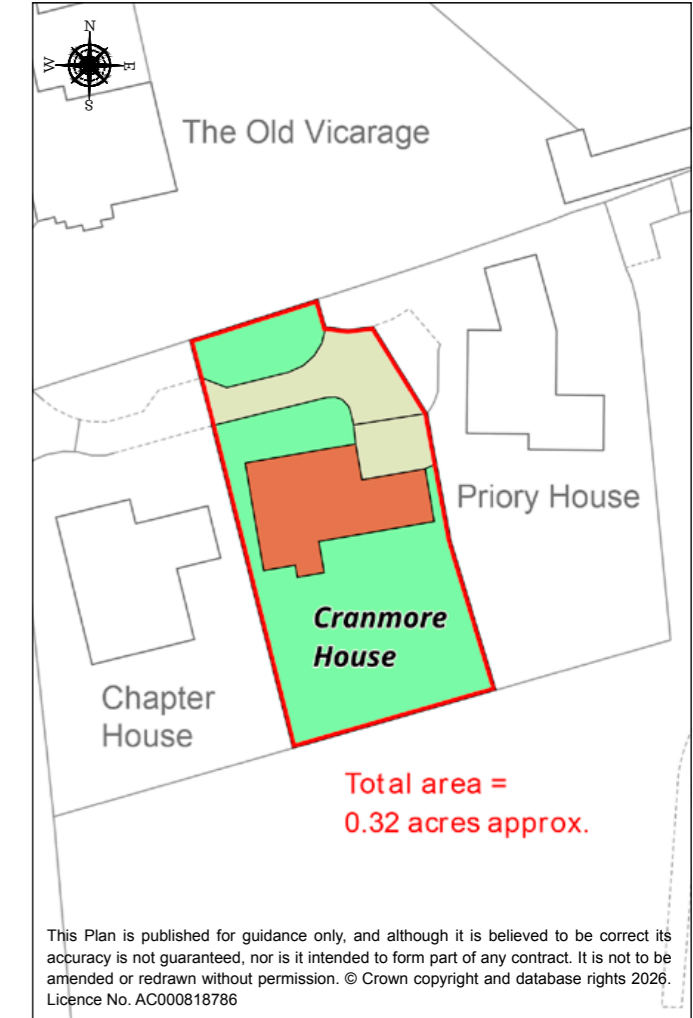
First Floor



Ground Floor

Approximate Gross Internal Area
 Main House = 353 sq m / 3,799 sq ft
 Garage = 40 sq m / 430 sq ft
 Total = 393 sq m / 4,229 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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