

whiteley helyar



2,604 ft²
excluding garage



5 bedrooms



3 bathrooms &
cloakroom



double garage &
driveway parking

Guide Price

£1,250,000

4 Marchants Lane, Pipehouse, Freshford, Bath, BA2 7PN

A very stylish double fronted detached modern house in this highly sought after, peaceful hamlet on the southern side of the city. Offering bright, beautifully presented and spacious accommodation of over 2,600 square feet, the house enjoys a lovely open view over the open countryside immediately to the rear, with good gardens and plenty of parking.

ACCOMMODATION

reception hall/atrium	study
triple aspect kitchen/dining/breakfast room	5 double bedrooms (1 with dressing area)
utility room	2 ensuite bath/shower rooms
sitting room with log burner & doors to garden	family bathroom
study	double garage and large driveway

EXTERNALLY

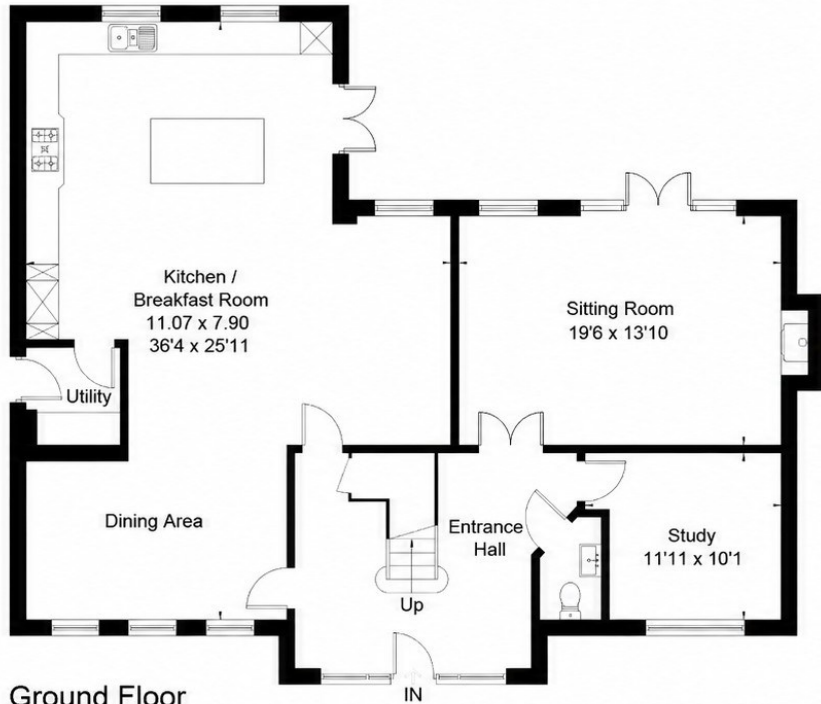
The house stands in attractive gardens, mostly to the rear, enclosed and backing onto the adjacent field. There is a large sun terrace providing great space for alfresco dining and entertaining with the remainder laid to an expanse of lawn with flower and herbaceous borders, ornamental bushes and shrubs. To the side of the house is the double garage, together with driveway parking for additional vehicles.

LOCATION

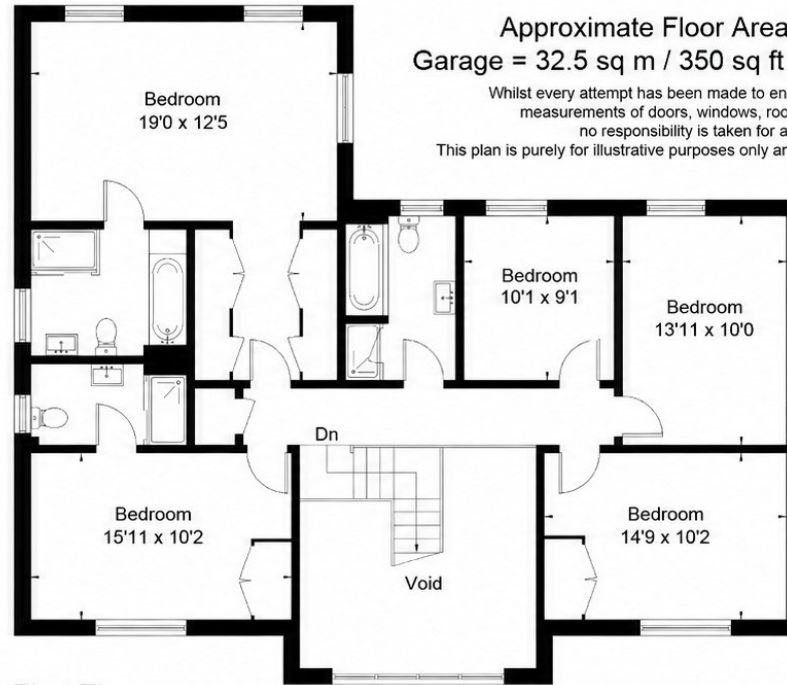
4 Marchants Lane occupies a special and peaceful position, in the heart of Pipehouse - a very popular and convenient hamlet on the edge of the thriving village of Freshford (with its excellent Primary School, community shop/café, railway station and riverside pub). Wonderful walks are available in the immediate vicinity, whilst the centre of Bath is only 5 or so miles away (served by bus or train from Freshford halt).







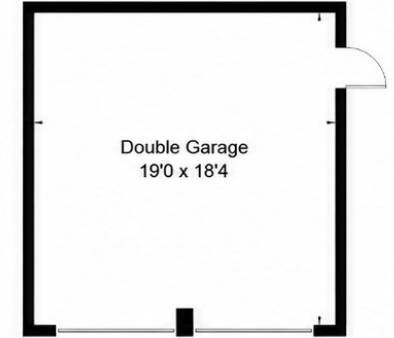
Ground Floor



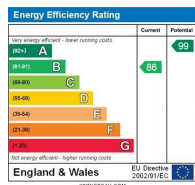
First Floor

Approximate Floor Area = 241.9 sq m / 2604 sq ft
Garage = 32.5 sq m / 350 sq ft Total = 274.4 sq m / 2954 sq ft

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.



(Not Shown In Actual Location / Orientation)



Tenure: Freehold
Council Tax:
'G' = £4,066.27 (2026/27)

