

whiteley helyar



1,435 ft²



3 double bedrooms



bathroom



gated driveway
and garage

Guide Price £900,000

Swallowfield, Midford Lane, Limpley Stoke, Bath, BA2 7GW

A beautifully presented three double bedroom detached bungalow on an attractive south facing plot of just over a third of an acre benefitting from a detached studio and double garage with historical consent to convert. The property benefits from higher than average ceilings, generous proportions with delightful American Oak flooring through much of the living space and a very spacious loft offering further potential (subject to the relevant consents) along with the modern touch of solar panels.

ACCOMMODATION

| | |
|--------------------------------|-----------------------------------|
| entrance hall | utility room |
| sitting room feature fireplace | three double bedrooms |
| double aspect dining room | bathroom and en-suite shower room |
| kitchen breakfast room | double garage with gardeners wc |

EXTERNALLY

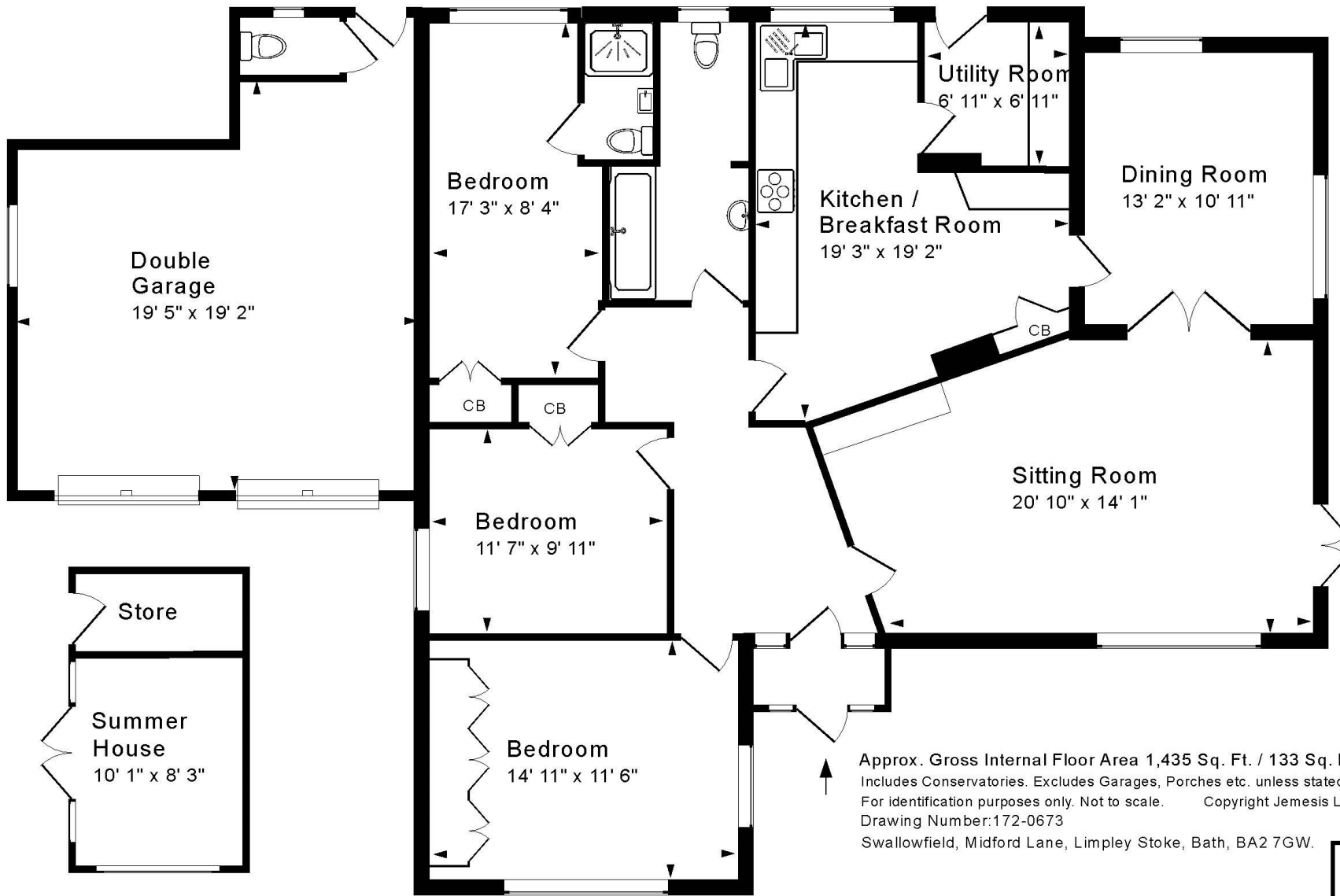
The gardens are well stocked and meticulously maintained, predominantly laid to lawn to the front and side enclosed by thoughtfully planted borders. The large gated driveway provides space to park several vehicles as well as access to the double garage. To the rear of the property is a private walled courtyard garden perfect for alfresco dining and entertaining also home to the detached studio/home office.

LOCATION

The bungalow is situated in a very select and popular location in the parish of Freshford and on the edge of glorious open countryside, yet also incredibly convenient, being less than 5 miles from the centre of Bath. The property is positioned within walking distance of the centre of Limpley Stoke village with its historical pub being restored by the community and close to Freshford offering a variety of amenities (including an excellent primary school, community run village shop, church and pub) as well as Freshford railway station with its regular trains to Bath and Bradford on Avon.







Approx. Gross Internal Floor Area 1,435 Sq. Ft. / 133 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0673
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| Energy Efficiency Rating | | Current | Potential |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92+) | | |
| A | (81-91) | | |
| B | (69-80) | | 81 |
| C | (55-68) | 69 | |
| 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: 'G' £3,527.00

