



# Churchmead House

## Woolverton

### Bath

### BA2 7QT

A handsome semi-detached Grade II listed property, oozing character and charm with retained period features and beautiful mature gardens.

Tenure: Freehold

**£700,000**

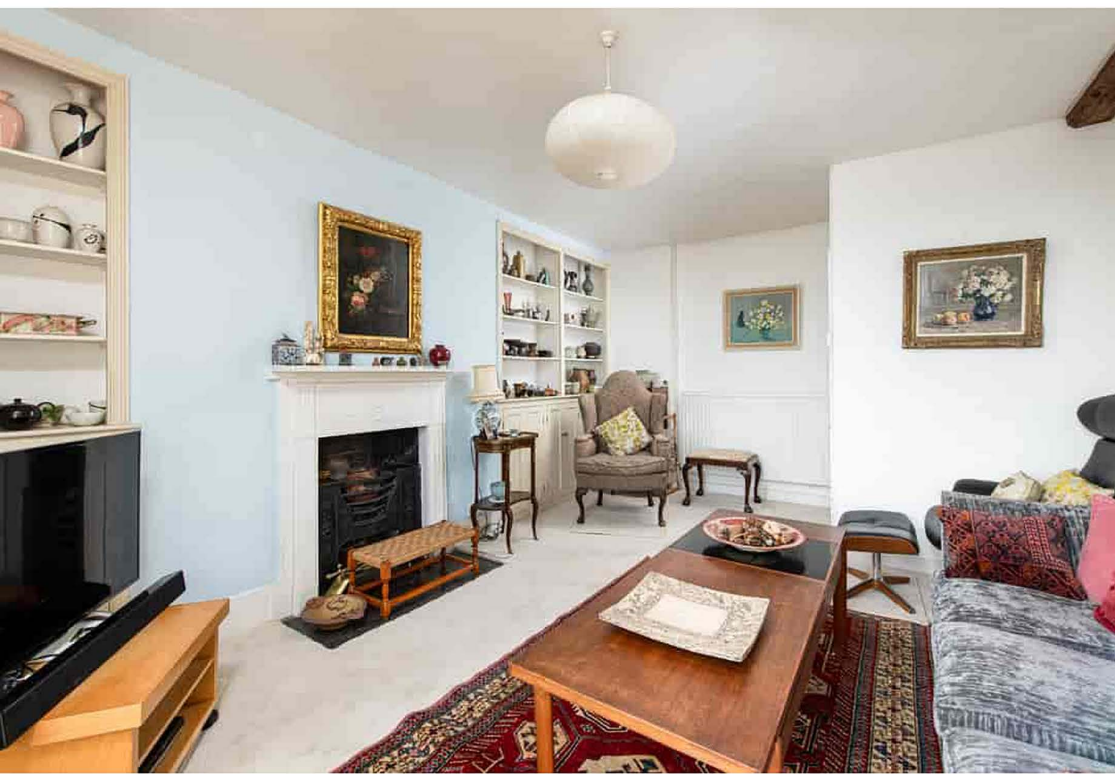
#### Property Features

- Grade II listed property property
- 5 bedrooms
- 3 reception rooms
- Beautifully landscaped gardens
- Ample driveway parking



Total Area: 234.0 m<sup>2</sup> ... 2519 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
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## Situation

Woolverton is a picturesque hamlet situated to the south of Bath and north of Frome. The surrounding villages of Rode, Beckington and Norton St Philip offer Post Offices, village stores, a supermarkets, primary schools and a doctor's surgery. There are also several popular local pubs close by including The Red Lion which is within walking distance, The George at Norton St Philip and The Mill at Rode.

Woolverton is on the regular bus route between Bath and Frome. Communications in the area are excellent with the A303 and M4 providing access to London and the wider motorway network, as well as high speed rail links to London from Bath and Frome.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools

## Description

Churchmead House, a fine semi-detached Grade II Listed property, believed to date back to the late 18th century. The accommodation is arranged over three floors and briefly comprises.

The ground floor; kitchen/breakfast room, dining room, study, garden room, utility/craft room and shower room.

First floor; drawing room, 2 bedrooms, family bathroom and separate WC.

Second floor; large landing with study area, 3 bedrooms and WC.

This handsome double fronted house has a gravelled driveway which runs across the front and side of the property, providing ample parking. To the rear of the property there is a large landscaped garden, predominantly laid to lawn with a summer house, flowerbeds, mature fruit trees, a vegetable garden.

The property enjoys views over the adjoining fields and countryside beyond.

## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Somerset Council

Council Tax Band: Band G

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