





2 Monmouth Paddock  
Norton St Philip  
Bath  
BA2 7LA

A beautifully presented three-bedroom detached home, enjoying breathtaking countryside views and nestled within a highly desirable cul-de-sac in the picturesque village of Norton St Philip.

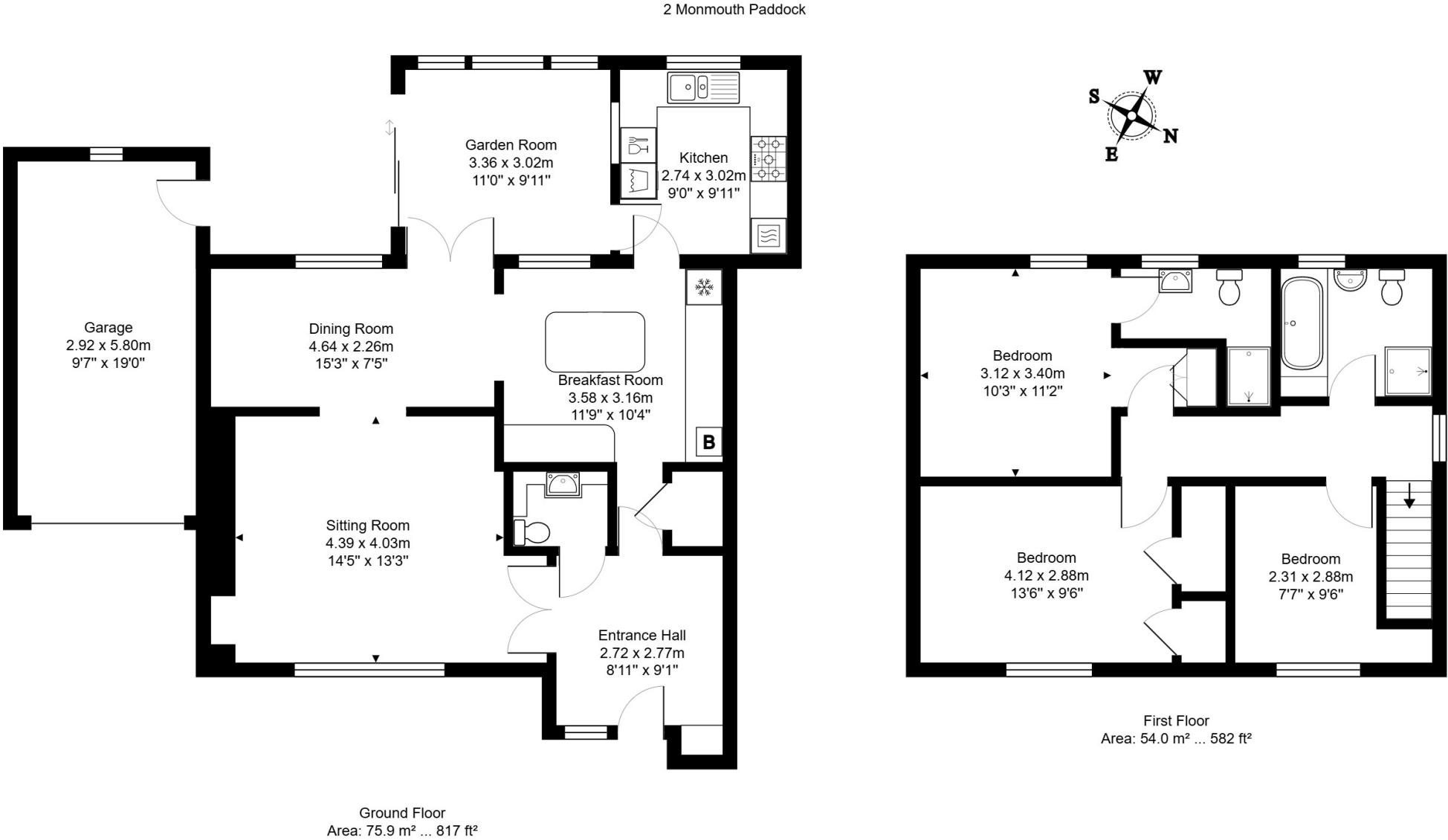
Property Features

- Outstanding views
- Garden studio
- Garage and parking
- 3 bedrooms
- Detached house
- Popular village location

Offers in Excess of

Tenure: Freehold

£600,000



Total Area: 129.9 m² ... 1399 ft² (excluding garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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# Accommodation

## Ground Floor

### Entrance Hall

With part glazed front external door, front aspect window, hardwood flooring, stairs rising to first floor, radiator.

### Cloakroom

with hardwood flooring, radiator, toilet, sink, built in storage.

### Living Room

With hardwood flooring, glazed double doors to hallway, front aspect window, installed shelving, radiator.

### Dining Room

With hardwood flooring, rear aspect window, French doors to garden room, open plan to kitchen, radiator.

### Kitchen/Breakfast Room

With hardwood flooring and tiled flooring, rear aspect window, internal door to garden room, a range of floor and wall mounted kitchen units with Silestone worktops, radiator, integrated oven, microwave, 5 ring gas hob, dishwasher, fridge, freezer, ceramic sink, under stairs storage cupboard.

### Garden Room

With tiled flooring, under floor heating, rear aspect windows, sliding door to patio and garden.

## First Floor

### Landing

With carpets, side aspect window, access to all upstairs rooms, loft hatch.

### Bedroom 1

With carpets, rear aspect window, radiator x 2, built in storage.

### En suite

With tiled flooring, rear aspect window, toilet, sink with vanity unit, wall mounted mirrored storage, shower, heated towel rail.

### Bedroom 2

With carpets, front aspect window, radiator, built in storage.

### Bedroom 3

With carpets, front aspect window, radiator, built in storage.

### Bathroom

With tiled flooring, rear aspect window, toilet, sink, built in storage, shelving, bath, shower, heated towel rail.





## Situation

2 Monmouth Paddock is situated in the Somerset village of Norton St Philip. The village benefits from a primary school, St Philip and St James Church of England church, 2 pubs, The Fleur de Lys and The George, claimed to be one of the oldest taverns in the country and a Co-op convenience store. The village also enjoys a cricket pitch with popular team, which adds to the excellent community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 6 miles) and Frome (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 7 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junction 18 is approximately 17 miles and junction 17 is approximately 20miles. Access to the M3 via the A303 is also easily reached.

## Description

A beautifully presented three-bedroom link-detached home, enjoying breathtaking views across the valley and ideally positioned in the sought-after village of Norton St Philip. This exceptional property is offered in immaculate condition throughout and offers versatile, light-filled living spaces designed to make the most of its stunning outlook.

Upon entering, you are welcomed by a spacious entrance hall complete with a convenient cloakroom. The ground floor accommodation features a bright and airy living room, seamlessly leading into a separate dining room, which in turn opens into a well-appointed kitchen/breakfast room. The kitchen benefits from a range of integrated appliances and enjoys idyllic views over the garden and surrounding countryside. At the heart of the home lies the delightful garden room enhanced by underfloor heating and expansive windows that frame the outstanding panoramic views.

Upstairs, the property continues to impress with three excellent bedrooms. The principal bedroom offers built-in storage and a newly refurbished en suite shower room, while the second double bedroom and a generous single bedroom are served by a modern family bathroom.

Externally, the property provides ample off-road parking via the driveway leading to an integral garage. To the rear, the landscaped, tiered garden has been thoughtfully designed with multiple seating areas to make the most of the peaceful setting and sun throughout the day. A standout feature is the high-quality garden studio, complete with power, lighting, and heating - ideal as a home office, creative space, or occasional guest accommodation.

## 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 E

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