

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB  
FARR

Bath & Bradford on Avon

COBB  
FARR

Bath & Bradford on Avon

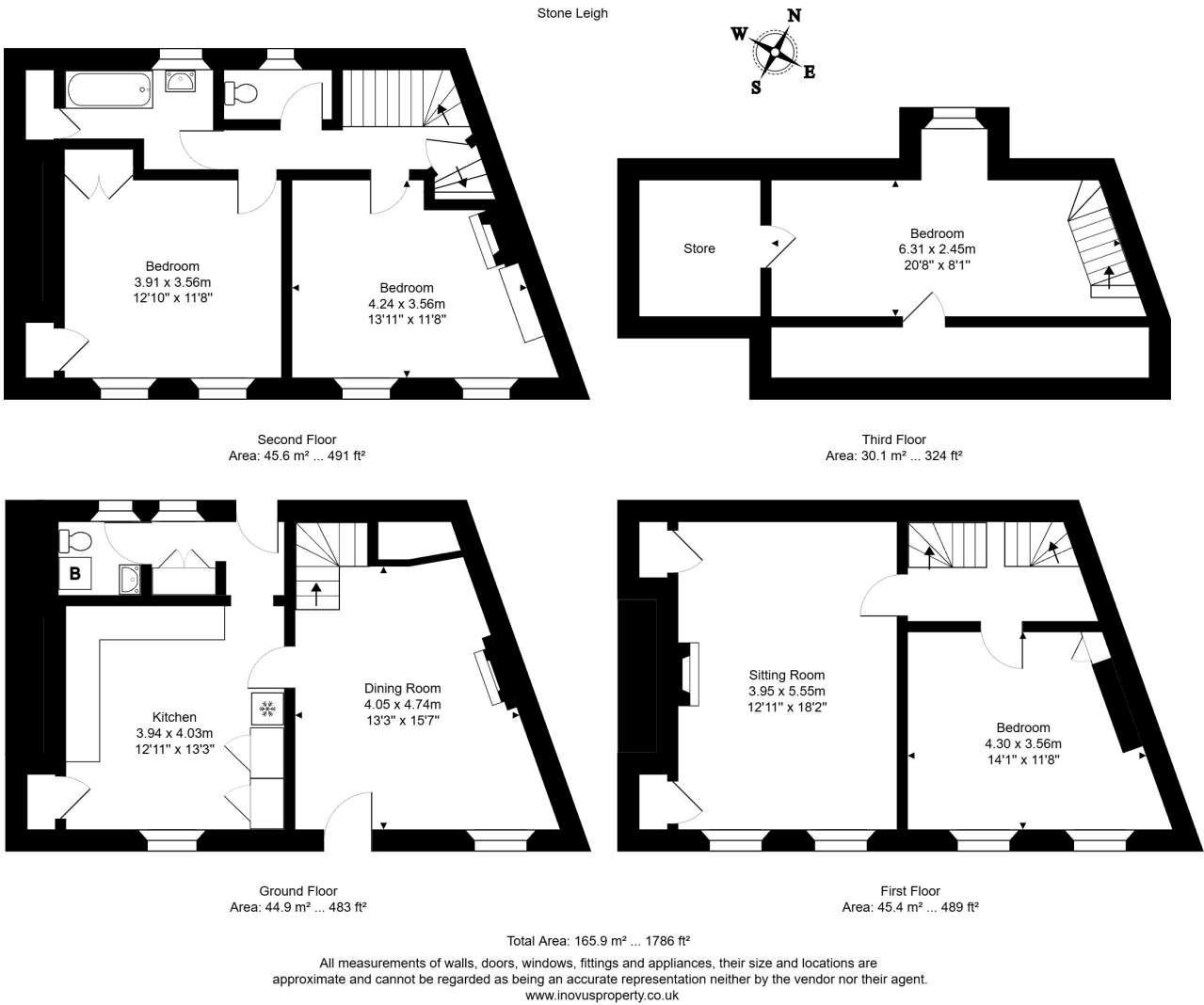
Residential Sales



Freshford, Bath







Stoneleigh  
Freshford  
Bath  
BA2 7TX

Stoneleigh is a handsome, double fronted Grade II listed period property situated in the heart of the ever popular village of Freshford.

Tenure: Freehold

£750,000



# Situation

Stoneleigh is set in the heart of the village of Freshford, which is approximately four miles from Bath and is considered one the most desirable villages in the area. There is a railway station providing access to the cities of Bath and Bristol as well as the nearby towns of Bradford on Avon, Trowbridge and London Paddington (via Bath) and Waterloo (via Bradford on Avon). It also has an excellent bus service to Bath and Trowbridge.

Freshford has an outstanding school, a community shop, a public house, Doctor's surgery and a fine church. There is a thriving mixed age community with many interesting, well supported village organisations.

Within easy, accessible walking distance from the house is some of the most beautiful Somerset/Wiltshire countryside, including the Kennet and Avon Canal and the Frome River.

The World Heritage City of Bath provides a full range of retail outlets, sports and cultural activities and several festivals along with many fine restaurants cafes and bars. The Theatre Royal is well known for its productions and the newly opened Thermae Spa is a welcome added attraction.

Excellent schools such as King Edward's, Prior Park College and Monkton Combe are within reasonable distance and road communications are excellent, including access to the M4 via Bath or the A303 link to the M3. The A36 passes the village and leads to Salisbury and the South Coast, which is within an hour and a half driving distance.

# General Information

Services: We are advised that all mains services are connected.  
Heating: Gas fired central heating  
Local Authority: BANES Council  
Council Tax Band: Band E – £2,842.29

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Description

Stoneleigh is a handsome double fronted period property situated in the heart of the village. The accommodation is arranged over 4 floors and offers light and airy, well proportioned rooms with ample storage throughout.

Accessed via a classic wooden front door, the entrance/dining hall gives access to the well appointed kitchen with range of floor and wall mounted units which in turn leads to the rear lobby and cloakroom. The rear lobby has an external door to the garden.

The first floor provides a double bedroom with feature fireplace and the light filled sitting room with 2 sash windows and a working fireplace with marble surround and mantel.

Bedrooms 1 and 2 are located on the third floor, both rooms have built-in storage/wardrobes, attractive feature fireplaces and wonderful views over Freshford. The family bathroom with separate WC completes the accommodation on this floor.

Accessed via a panelled door from the third floor landing, a staircase rises to the fourth floor attic bedroom with and ample storage areas and rear aspect window overlooking the garden.

Externally, the mature rear garden is well enclosed by stone walling and privacy fencind and is predominantly laid to lawn with a variety of trees and shrubs. There is a useful timber built garden shed and a pedestrian gate providing rear access.

Agents Note: It should be noted that a neighbouring property has a right of way over the rear of the garden.

# Accommodation

## Ground Floor

### Entrance/Dining Hall

Accessed via hardwood front door with front aspect sash window, radiator, fireplace with stone surround and decorative grate and hearth, understairs storage, stairs rising to first floor.

### Kitchen

With front aspect sash window, range of floor and wall mounted units having oak work surfaces incorporating stainless steel sink and drainer, space and plumbing for dishwasher, space plumbing for washing machine, space for fridge/freezer, integrated stainless steel single oven, induction hob, radiator, spotlights, 2 floor to ceiling cupboards with shelving and panelled doors, built-in low level cupboard.

### Rear Lobby

With rear aspect window, glazed door to courtyard and garden beyond, radiator, storage cupboard.

### Cloakroom

With WC, vanity unit having inset wash hand basin, gas fired Valiant boiler providing domestic hot water and central heating.

## First Floor

### Landing

With stairs rising to second floor.

### Bedroom

With 2 sash windows enjoying wonderful views over the village, handsome feature fireplace, built-in cupboard with shelving, radiator.

### Sitting Room

With 2 sash windows, fireplace having marble surround and hearth, 2 built-in cupboards, dado rail, picture rail, decorative coving.

## Second Floor

### Landing

With sash window overlooking the rear garden, feature tongue and groove wall panelling, door to stairs rising to third floor.

### Bedroom

With sash window overlooking the front with views across the village, feature cast iron fireplace, radiator, understairs cupboard.

### Bedroom

With sash windows with views over the village, feature fireplace having built-in cupboards to either side, built-in double wardrobe, radiator.

### Bathroom

With rear aspect window having deep cill, vanity unit having inset wash hand basin, bath with electric shower over, glazed shower screen, full length cupboard, radiator.

### WC

With frosted rear aspect window, WC.

## Third Floor

### Attic Bedroom

With rear aspect window, tongue and groove door to storage space, spotlights.

## Externally

### Garden

The rear garden is predominantly laid to lawn with mature plants bordered by a delightful stone wall and gate giving rear access.

