

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](http://cobbfarr.com)

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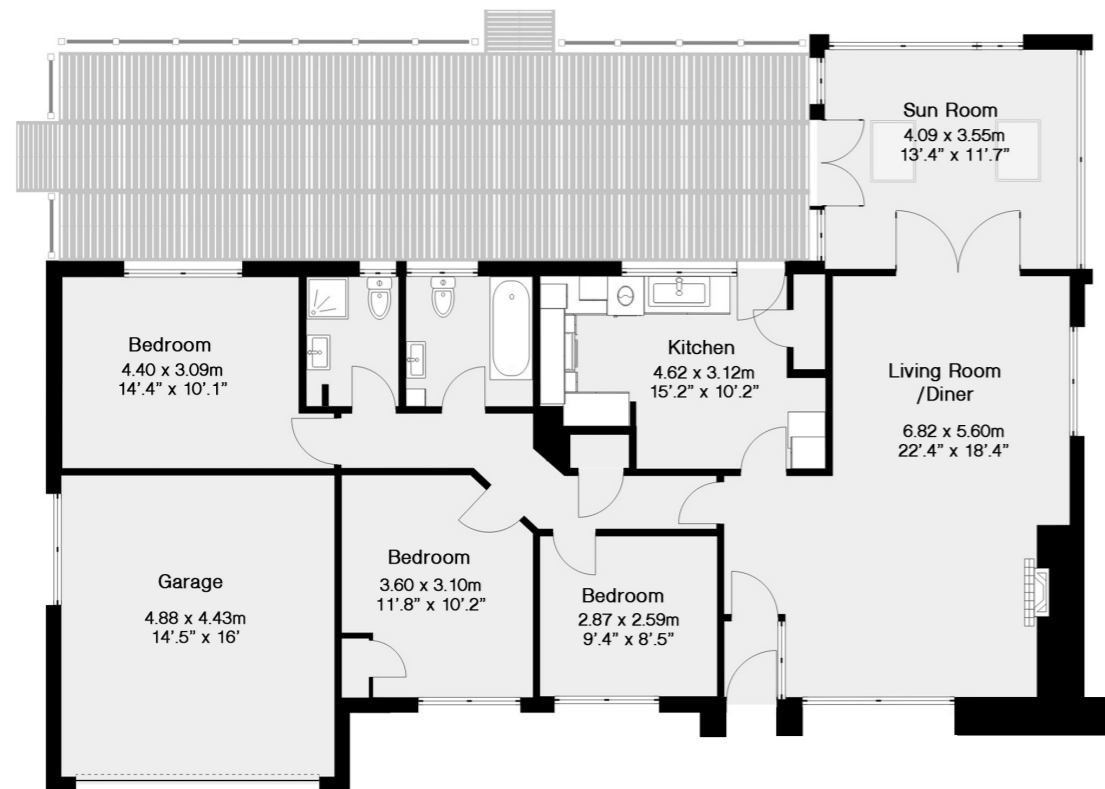
Residential Sales



Limpley Stoke, Bath



7 Stoke Mead, Limpley Stoke, BA2 7GX



Total Area approx. (inc. Garage)  
122 sqm  
1313 sqft

## 7 Stoke Mead Limpley Stoke BA2 7GX

A detached bungalow set in a level and generous plot offering huge scope for extension and improvement.

Tenure: Freehold

**£700,000**

## Situation

The property is ideally located for easy access to the nearby town of Bradford on Avon and also the city of Bath, both within approximately a ten-minute drive. Both have access to stations as does the nearby village of Freshford.

Winsley, close by, has an outstanding farm shop, public house, general store and post office, doctor's surgery, rugby, bowls and cricket clubs, along with an outstanding OFSTED primary school. In addition, there are some stunning countryside walks in the area along the Kennet and Avon Canal and River Avon.

Bradford on Avon a picturesque market town, offering an excellent selection of public houses, restaurants, independent shops and a leisure centre.

The UNESCO World Heritage City Bath offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and The Roman Baths and Pump Rooms.

Bath Rugby and Cricket Clubs are close to hand and world class sporting facilities are on the doorstep at Bath University. In addition, Combe Grove Manor Country Club is nearby on Claverton Down Road.

A number of excellent state and independent schools are within easy reach which include, Winsley Primary School, Freshford Primary School, St Lawrence School in Bradford on Avon, King Edward's School on North Road, Prior Park College and Monkton Combe School along with Ralph Allen, Beechen Cliff and Widcombe Junior Schools

Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station. There is also easy access to London and the Southern Coastal Cities from Bradford on Avon railway station. The M4 junction 18 is approximately 12 miles to the north and Bristol Airport is 18 miles to the west. There is also convenient access to London and the south via the A36 and A303/M3 road network. In addition, there is a regular bus service into both Bradford on Avon and Bath City centre.

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## General Information

Services: All mains services are connected

Heating: Gas fired central heating

Glazing: Double glazing

Tenure: Freehold

Council Tax Band: TBC

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## Description

In general terms this is an attractive property set on the edge of Bath, convenient for Bradford on Avon, offering ample accommodation with great potential to be extended and improved STPP and a viewing is strongly recommended by the sole agents Cobb Farr.

## Accommodation

### Ground Floor

#### Glazed Inner Hallway

Leads to the sitting room:

#### Sitting Room

With front and size aspect, double glazed opening windows, double panel radiator and Jetmaster fire with slate hearth. From the sitting room there are glazed double doors leading out into the vaulted garden room, door leading to the kitchen and a glazed door through to the inner hall.

#### Garden Room

Glazed to three sides having a pitched roof with two velux windows, radiators and double doors leading out onto the decking.

#### Kitchen

Comprising a range of units, work surface with 1½ bowl stainless steel sink with mixer tap and drainer. 4 ring gas hob, electric oven under, stainless steel extractor over, part tiled walls, vinyl flooring, rear aspect double glazed window and door out to the decking. Double panelled radiator, larder cupboard, space for fridge, space and plumbing for washing machine. The inner hall leads to 3 bedrooms, a bathroom, a shower room and airing cupboard.

#### Bedroom 1

With rear aspect, double glazed window overlooking the garden and double panelled radiator

#### Bedroom 2

With front aspect, double glazed window, double panelled radiator, built in single wardrobe.

#### Bedroom 3

With front aspect, double glazed window, double panelled radiator.

#### Bathroom

Comprises a low flush WC, pedestal wash hand basin with hot and cold taps, bath with mixer tap and telephone shower attachment, part tile walls, vinyl flooring, double panelled radiator, rear aspect frosted double glazed window and a shaver point.

#### Shower Room

With low flush WC, pedestal wash hand basin with hot and cold taps, corner shower enclosure with thermostatic shower and telephone shower attachment, part tiled walls, recessed shelving, double panelled radiator, vinyl flooring and a rear aspect double glazed frosted window.

## Externally

To the front of the property there is a generous level lawn with mature hedgerow and weeping willow tree, a gravel driveway leads to the double garage and there is then a path leading to the front door and to the side giving access. The double garage with a double up and over door houses the gas meter, electric meter and Ideal boiler serving domestic hot water and central heating, double glazed window and there is also a ladder leading into the pitched roof for further storage. There is gated side access to the rear garden which again is level and enclosed with 6ft fencing. A generous area of decking with steps down onto the lawn, summer house.

