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Residential Sales



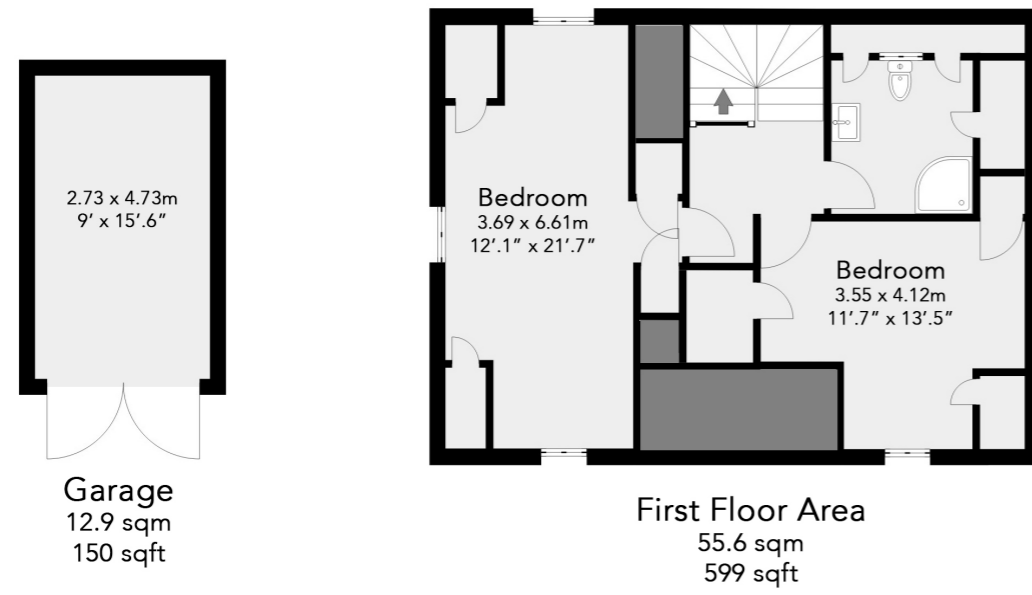
Southstoke, Nr Bath



# Floor Plan



## Church View, South Stoke BA2 7DW



**Total Area**  
(excluding garage)  
138.4 sqm  
1490 sqft

## Church View Southstoke Bath BA2 7DW

A very well presented 4 bedroom detached chalet style property set in an elevated position within the sought after village of Southstoke and with superb southerly views across the surrounding countryside.

Tenure: Freehold

**Guide Price**  
**£975,000**

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

## Situation

Charming Village Home with Stunning Views in Southstoke.

Nestled in the picturesque village of Southstoke, this home offers a quintessential English village experience on the southern outskirts of Bath. Known for its vibrant community, Southstoke, features the renowned community-run pub, The Pack Horse.

Situated in an elevated position, the property boasts breathtaking southerly views over the surrounding countryside, extending to the distant Westbury White Horse.

The property is conveniently located near local shops, including a Sainsbury's superstore and the amenities of Bear Flat. Bath city centre is just two miles away, offering a diverse selection of chain and independent shops, fine dining restaurants, cafes and wine bars. Cultural attractions are abundant, with the world-famous international music and literary festival, The Roman Baths, The Pump Rooms, and a variety of art galleries and museums.

Families will appreciate the proximity to several esteemed schools, such as Beechen Cliff, Ralph Allen, and Hayesfield, as well as prestigious private schools including King Edwards and Prior Park.

The property enjoys excellent transport connections. Bath Spa Railway Station provides direct services to London Paddington, Bristol, and South Wales. The M4 Motorway (Junction 18) is 10 miles north, and Bristol Airport is 18 miles west.

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## General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: D

Glazing: Double glazing throughout the property

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## Description

Originally built in the 1930s, this home underwent a comprehensive extension and modernisation approximately 10-12 years ago. The result is a beautifully presented residence with a bright and airy atmosphere throughout.

The property features a tiered garden, complete with a decked terrace and two levels of garden areas. A single garage is conveniently located at the bottom of the steps leading up to the house.

This is a rare opportunity to purchase a home in the desirable village of Southstoke. Viewing is strongly recommended through the sole agents, Cobb Farr.

## Accommodation

### Ground Floor

#### Reception Hall

With oak flooring, staircase rising with balustrade, understairs cupboard and opening into living room.

#### Living Room

With oak flooring, large picture window with superb views over the village and beyond, double glazed door leading onto balcony and steps down to the garden.

#### Kitchen

Fitted with a full range of full and wall mounted units, polished granite worktops, appliances include gas stove with 5 burners, integrated fridge/freezer, dishwasher, washing machine, 1½ bowl sink unit, extractor hood and lovely south facing views.

#### Breakfast Room

With oak flooring and steps leading down to rear hallway.

#### Bedroom 4

With built-in wardrobes.

#### Bedroom 3

With rear window, skylight and double built-in wardrobe.

#### Bathroom

With white modern suite comprising bath with overhead shower and screen, WC, wash hand basin, tiled flooring and linen cupboard.

## First Floor

#### Landing

With Velux window.

#### Shower Room

With fully fitted circular shower unit, WC, wash hand basin, doors into eaves storage space, extractor fan and Velux window.

#### Bedroom 1

With triple aspect and set into roof space, doors into eaves storage space and 2 built-in single wardrobes.

#### Bedroom 2

Currently used as a study and set into roof space, window with wonderful views and doors into eaves storage space.



## Externally

To the front leading off the living room is a decked balcony with railings and superb views towards Westbury white horse and the surround countryside. The railings are adorned with a lovely wisteria and steps lead down to a lower-level area of garden which is lawned with flower beds and shrubs and enclosed by panelled fencing.

The west side of the property there a pathway and steps leading up to the rear of the property which is a small courtyard and is accessed for maintenance etc.

To the east side of the property steps lead up to the front door and a gate also gives access to the rear.

Leading off the road is access into a single garage with electric light, 2 wooden doors and power point. Adjacent to the garage is a further area of garden which is levelled with shrubs and bordered by a stone wall.