

12 Longmead Close, Norton St Philip, BA2 7NS



Offers Over £800,000 Freehold

A beautifully presented detached family home situated in the popular village of Norton St Philip. The property offers spacious and versatile accommodation including a superb open-plan kitchen/dining/family room opening onto a south-west facing garden. Four generous bedrooms are arranged over the first floor, two benefiting from en-suite shower rooms. Outside there is ample driveway parking, a semi-detached double garage and a wonderfully established garden.

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DESCRIPTION

A handsome detached family home, beautifully presented throughout and enjoying a peaceful position within the highly desirable village of Norton St Philip. Built in 2012 with an attractive stone façade, the property offers well balanced and versatile accommodation ideally suited to modern family life, complemented by a generous south-west facing garden, ample driveway parking and a substantial semi-detached double garage.

The front door opens into a welcoming and well proportioned entrance hall, from which the ground floor accommodation flows. Immediately evident is the quality of finish, with engineered oak flooring and a striking oak staircase rising to the first floor. To the right of the hallway lies a delightful dual-aspect sitting room, a wonderfully light and inviting space enhanced by a square bay window to the front. A large inglenook-style fireplace forms an attractive focal point and creates a particularly cosy atmosphere during the winter months. Opposite, the dining room mirrors the proportions and features a further bay window overlooking the front garden. Currently used as a formal dining space, this versatile room would equally lend itself to use as a playroom, snug or even an additional ground floor bedroom if required. Beyond this is a useful study, perfectly suited for home working, with a large window. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room to the rear. Flooded with natural light and enjoying views across the garden, this superb space benefits from wide bi-fold doors opening directly onto the patio. The kitchen itself is fitted with an extensive range of shaker-style wall and base units, complemented by integrated appliances including a fridge freezer, dishwasher, gas hob and eye-level double oven. There is generous space for a family dining table, creating an ideal setting for both everyday living and entertaining. A separate utility room provides additional practicality, offering further storage units, a

second sink and plumbing for laundry appliances, together with a door leading to the rear of the property. Completing the ground floor accommodation is a WC and two large storage cupboards. The ground floor also benefits from wet underfloor heating.

On the first floor, a spacious landing leads to four well proportioned bedrooms. The master bedroom enjoys a pleasant outlook to the front and benefits from built-in wardrobes together with a modern en-suite shower room. Bedroom two overlooks the rear garden and also has its own en-suite shower room. Bedrooms three and four are both comfortable doubles positioned to the rear and front respectively, each with useful built-in wardrobes. These rooms are served by a contemporary family bathroom fitted with a bath, WC and pedestal wash basin, complemented by partial tiling and a window to the rear.

OUTSIDE

The property is equally appealing. To the front, a generous driveway provides parking for several vehicles and leads to a semi-detached double garage with electric door. A neatly maintained lawned front garden is bordered by established hedging and colourful planting, with gated side access leading to the rear. The south-west facing rear garden has been thoughtfully landscaped and is immaculately maintained. A paved patio provides an ideal space for outdoor dining and entertaining, beyond which lies a level lawn framed by mature flowerbeds filled with established shrubs and seasonal planting. The garden is enclosed by attractive stone walls and fencing and also provides access to the garage. The property enjoys a particularly convenient position within walking distance of the village amenities, making it an ideal choice for families seeking a well appointed home within one of Somerset's loveliest villages.

ADDITIONAL INFORMATION

Gas central heating. Mains Electricity, gas, water and drainage are all connected.

LOCATION

The ever popular and sought-after village of Norton St Philip is located approximately six miles from Bath and offers easy commuting distance to Bristol also. There are two public houses one of which, The George is currently the oldest continually licensed pub in the country and has a great reputation for both its food and its accommodation, there is also a Co-op shop with a post office and an Ofsted rated 'Good' First School.

The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There is a farm shop located on the outskirts of the village.





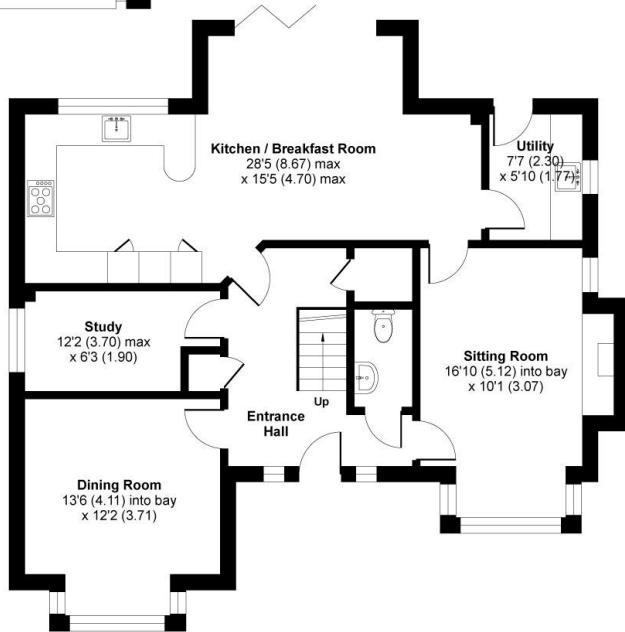
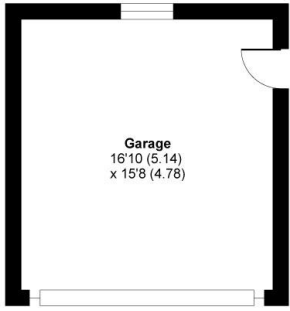
Longmead Close, Norton St. Philip, Bath, BA2

Approximate Area = 1799 sq ft / 167.1 sq m

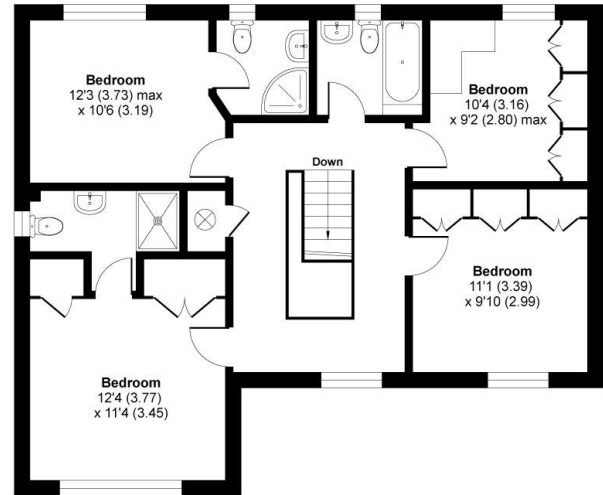
Garage = 264 sq ft / 24.5 sq m

Total = 2063 sq ft / 191.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1432929



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