



MIDFORD LANE

Winkworth





MIDFORD LANE

LIMPLEY STOKE, BATH

Master bedrooms with en suite and balcony | 3/4 further bedrooms | Sitting room | Dining room | Study | Loft room
3 bathrooms | Cloakroom | Kitchen | Conservatory | Utility room

Large front and rear gardens | Double garage | Driveway with parking for several vehicles

Bath (Pulteney bridge) 6.3 miles, Bath Spa to London Paddington approx. 90 mins. M4 Junction 18 c.13 miles

Bath office

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+44 (0)1225 829000 | bath@winkworth.co.uk

Winkworth

See things differently.

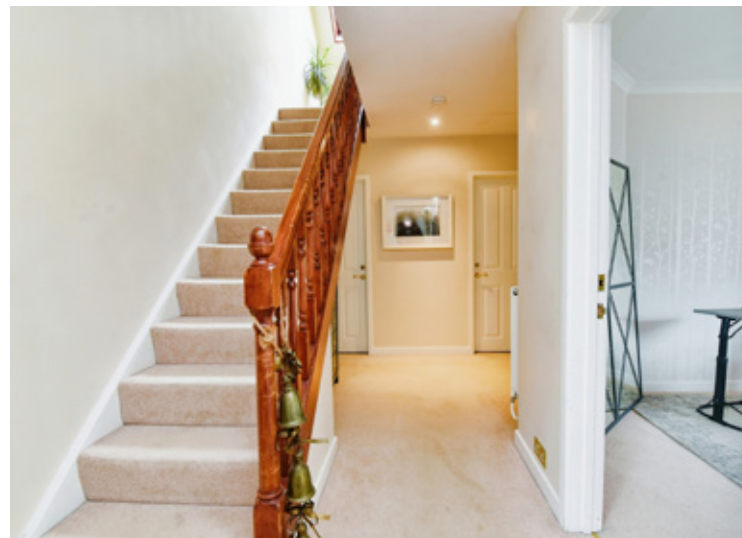
DESCRIPTION

A 4/5 bedroom detached property in Midford Lane which sits within a generous plot and enjoys wonderful views from the rear garden and balcony. The entrance hall leads to the kitchen with fitted units, Neff cooker with extractor. Directly to your right is a utility room and a door to the garage which also has direct access to the garden. To the right of the front door is the study/office with views over the front garden. The ground floor accommodation comprises a very large sitting room ideal for both family life and entertaining. This room is incredibly light and airy and boasts large patio doors onto the rear garden. Further accommodation on the ground floor comprises 3 bedrooms, and a dining room. There is a further Drawing room, which could be used as self-contained accommodation which leads through to the conservatory and has a bathroom and kitchenette. Upstairs is home to the master bedroom which benefits from a generous balcony with space for a table and chairs. A fantastic place to sit and enjoy the stunning views over the garden to the countryside and beyond. It also features a built in wardrobe and the en suite bathroom is well equipped with basin, vanity unit, bath and shower. There is a large room over the garage with limited ceiling height which would be ideal as a playroom, kids room or as storage. There are large gardens to the front and rear of the property and a spacious driveway allowing parking for several vehicles. The gardens are a real feature of this house, with mature trees, paved and lawned areas and sense of seclusion. There is a very large double garage with internal access into the house.

There was a recent approved planning application for construction of detached house in the rear garden which has now expired. Wiltshire Council Application Ref: 18/10212/FUL

LOCATION

Midford Lane is situated in the sought-after village of Limpley Stoke, a short drive away from Freshford with its community shop with post office and cafe, pub, train station and well regarded local school. The World Heritage City of Bath is a c. 6 miles away with its wide range of amenities including restaurants, shops, cultural, educational and leisure facilities.





FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Freehold - chain free.

SERVICES

Mains gas, electric and water.

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

G.

VIEWING

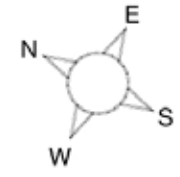
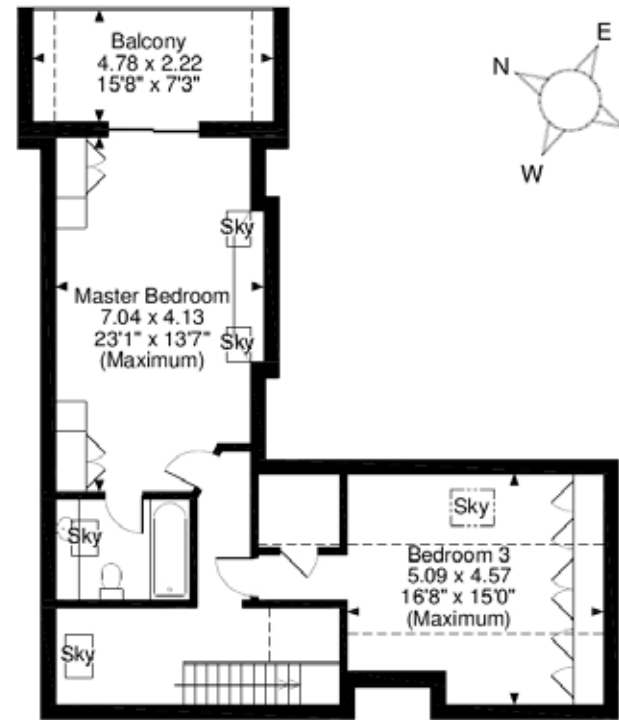
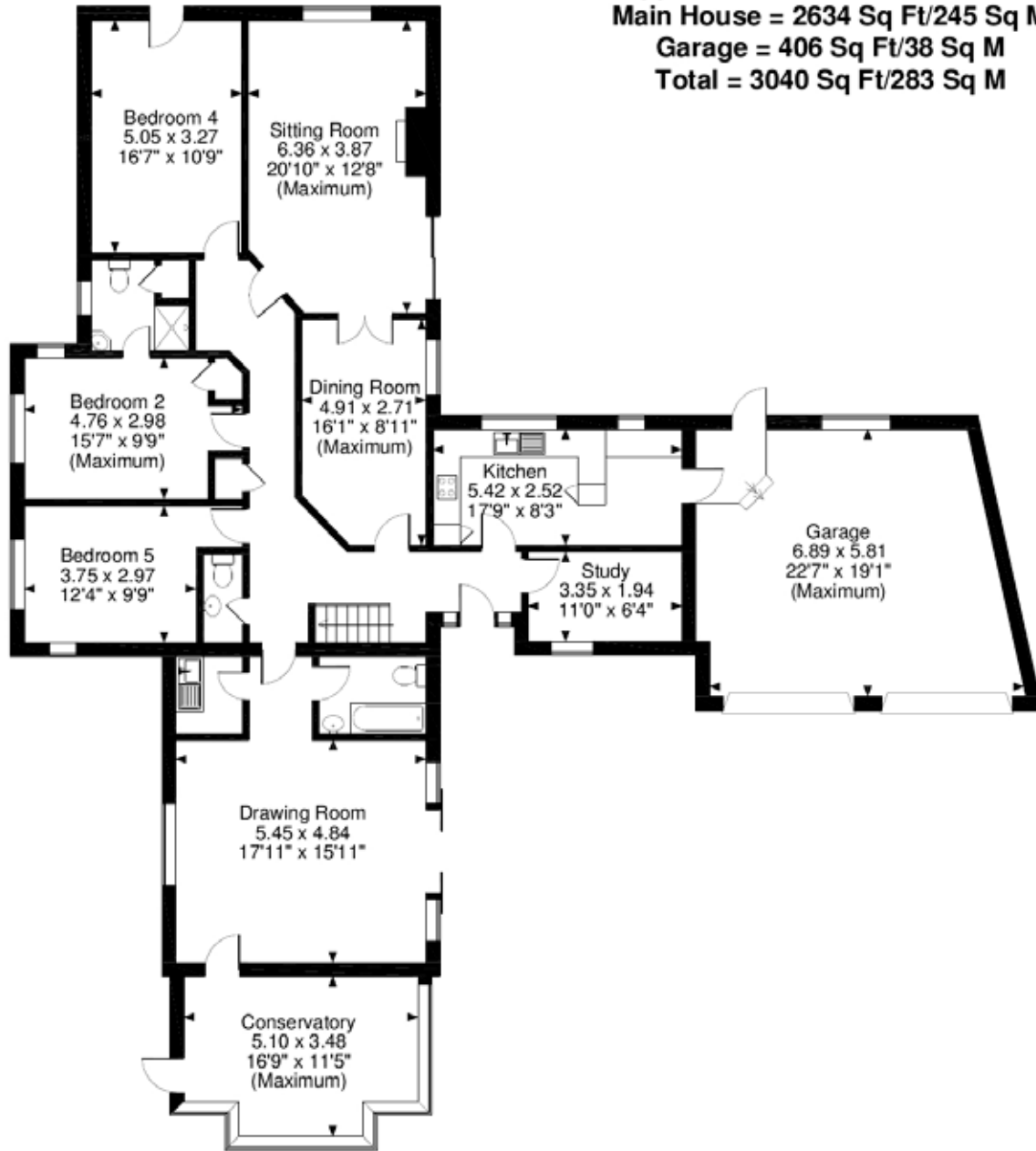
Strictly by appointment via sole agent Winkworth 01225 829 000

DIRECTIONS

What3Words ///drips.throw.tiger



Midford Lane, Bath
Approximate Gross Internal Area
Main House = 2634 Sq Ft/245 Sq M
Garage = 406 Sq Ft/38 Sq M
Total = 3040 Sq Ft/283 Sq M



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80	69	75
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			





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