



101 WINSLEY HILL
Bath

Carter Jonas

101 WINSLEY HILL, LIMPLEY STOKE, BATH, WILTSHIRE, BA2 7JL

A NEWLY REFURBISHED DETACHED HOUSE IN LARGE GARDENS WITH AMAZING VIEWS.

- Bath 4 miles (London Paddington from 76 minutes)
- Bradford-On-Avon 4 miles
- M4 (J18) 15 miles

Reception hall • Living room • Dining room • Kitchen •
Four bedrooms • Bathroom • Utility

Driveway • Garaging • Parking area • Large gardens and
grounds of approximately 1.09 acres

DESCRIPTION

A modern detached property that has been refurbished throughout with versatile accommodation on one level and taking advantage of the breath-taking views across the valley in a westerly aspect. A driveway sweeps around to a parking area and gives access the detached pitched roof garaging. Recently landscaped steps lead to the property, whilst the drive leads around the rear of the property to a five-bar gate further down the grounds, giving a further access point.

A reception hall leads into the open plan living space divided into a large living room and dining room with fully glazed windows and sliding doors taking in the view and opening onto the patio. This space creates an excellent entertaining area in all weathers. A newly fitted kitchen over looks the rear garden and is accessed off the dining room as well as the central hallway that leads down to the four bedrooms and bathroom.

The gardens are delightful with mature trees down one side and leading down to a lower garden that borders farmland and over looks the Avon Valley and Kennet and Avon Canal.





SITUATION

This is a very desirable position in a Cotswold Area of Outstanding Natural Beauty, located between Bath and Bradford on Avon and surrounded by the sought after and picturesque villages of Winsley, Turleigh, Limpley Stoke and Freshford with two village schools, doctor's surgery, village hall, Hartley Farm Shop and cafe, pubs and shop. The Kennet and Avon Canal at the bottom of the hill gives level access to Bath and Bradford on Avon. The nearby town of Bradford on Avon is situated approximately 3 miles to the west and offers many amenities to include railway station providing access to the cities of Bath, Bristol and London.

Likewise, the World Heritage City of Bath is within easy reach and provides a full range of local and national stores, excellent restaurants, schools, university and cultural attractions to include The Theatre Royal and Thermae Spa. The mainline railway station provides direct access to Bristol and London Paddington.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council.

Council Tax: Band F

EPC: Band E

Viewings: Strictly by appointment with Carter Jonas.

Directions: Proceed out of Bath on the A36 Warminster Road and at the traffic lights with the viaduct turn left to Winsley and Bradford on Avon. Proceed under the railway line and head up the hill and pass the sign to Winsley. The drive to the property is found after a short distance on the right hand side of the road.



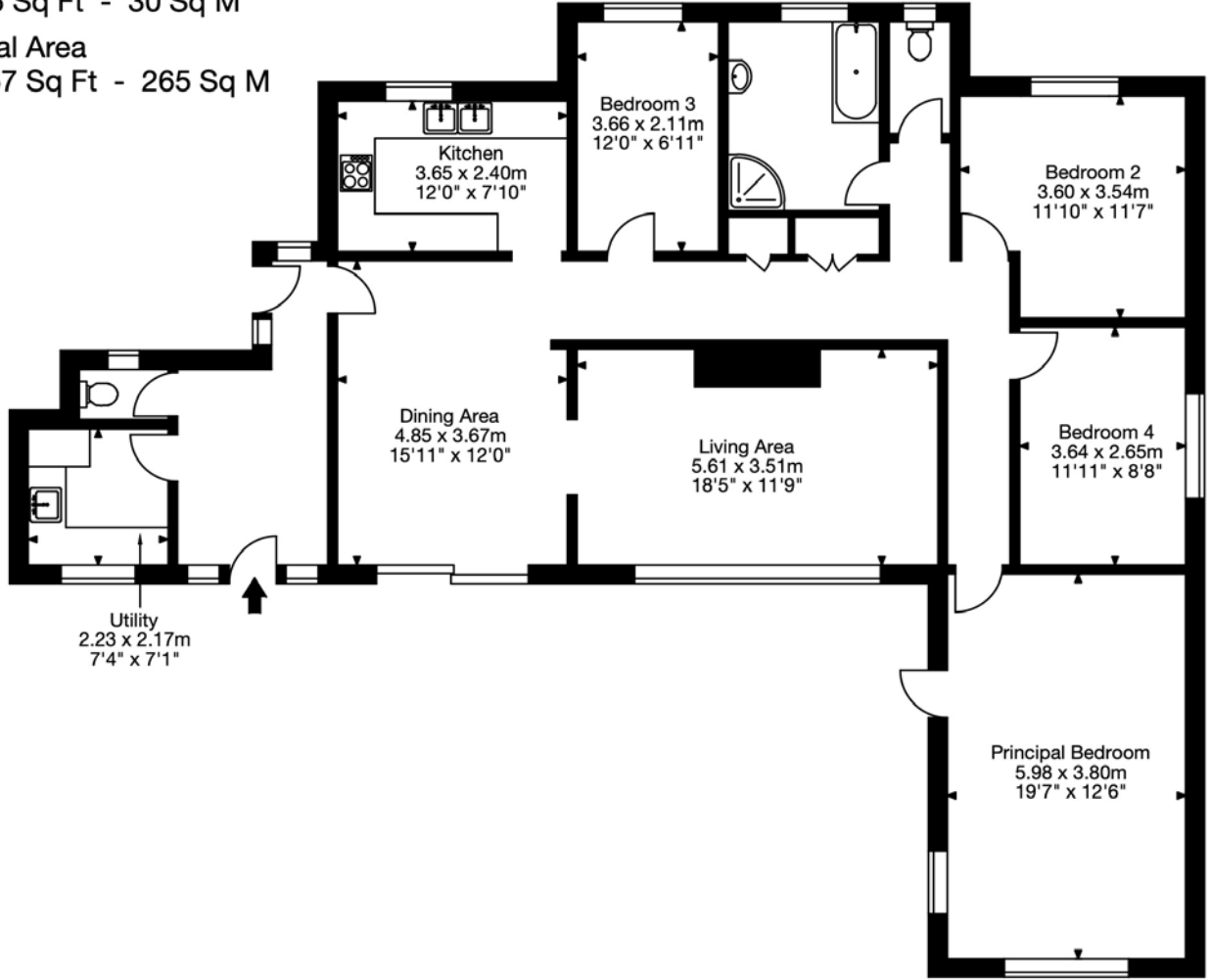


101 Winsley Hill,
Limpley Stoke,
Bath BA2 7JL
Main House
2531 Sq Ft - 235 Sq M

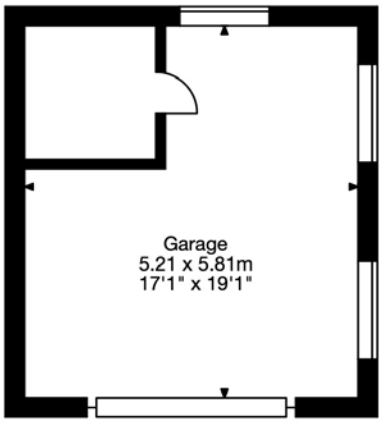


Garage
326 Sq Ft - 30 Sq M

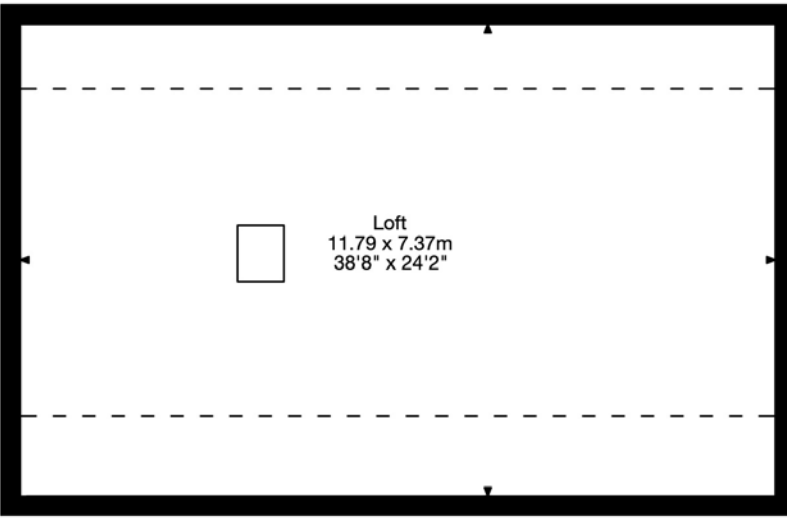
Total Area
2857 Sq Ft - 265 Sq M



Ground Floor



Garage



Loft



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