

BRIDGE FARM

COMBE HAY • BATH





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A well presented five bedroom family home, in an idyllic location with views across the rolling countryside

Entrance Porch • Entrance Hall • Drawing Room
Kitchen/Dining Room • Garden Room • Study
Utility Room • 2 Cloakrooms

Master Bedroom En Suite • Guest Bedroom
2 Further Double Bedrooms • Dressing Room/Bedroom 5
Bathroom • Shower Room

Double Garage • Store • Outbuildings • Gardens

In all about 0.4 of an acre

Bath 4 miles • Bradford on Avon 8 miles • Frome 12 miles
M4 (Junction 17) 14 miles
(distance is approximate)

These particulars are intended only as a guide
and must not be relied upon as a statement of fact.
Your attention is drawn to the Important Notice on the last page of text.





Situation

Combe Hay is one of the most sought after villages in the Bath area, surrounded by beautiful countryside and the home of the highly regarded restaurant “The Wheatsheaf” and a village church. The centre of Bath is approximately ten minutes by car with its wide range of restaurants, shops and cultural attractions.

A high speed rail link is available from Bath Spa to London Paddington at a journey time of from 90 minutes. The property is well placed for commuting with easy access to the M4 and the wider motorway network.

Bath is particularly well known for its wide selection of excellent schooling including Prior Park, King Edwards, The Royal High School for Girls, Kingswood and Monkton Combe. Further afield but within easy reach are Stonar, All Hallows, Downside, Wells Cathedral and Millfield.

The House

Formerly a lock keeper’s cottage Bridge Farm is believed to have mid-18th Century origins. Over the years it has been extended and enhanced to form this wonderful five bedroom family home with the accommodation sensibly arranged over two floors.

On the ground floor from the generous entrance hall is the spacious drawing room featuring an attractive fireplace with Jetmaster fire, the garden room or snug with French doors leading to the gardens, a study and the open plan kitchen/ dining room fitted with limed oak units and an island unit with granite worktops which is a great modern family living space, perfect for entertaining. There is also a utility room and two cloakrooms on this level.

On the first floor is the master bedroom with en suite shower room and views across the gardens, guest bedroom with an adjoining shower room, two further double bedrooms, dressing room or fifth bedroom with a fine range of fitted wardrobes and the family bathroom.

Gardens and Grounds

The property is approached through remote controlled solid wood electric gates on to the driveway where there is ample parking for several cars in addition to the double garage with store room.

The gardens that surround the house are of particular note with large lawns, bordered by a range of mature hedging, deciduous plants and trees. To the side of the house is a charming pergola with wisteria clad trellis. There is also a productive vegetable garden and several sheds, which are useful for garden storage.



**Services**

Mains water and electricity. Oil fired central heating.
Private drainage.

Local Authority

Bath & North East Somerset Council - bathnes.gov.uk

Council Tax

Band G

Postcode

BA2 7EE

Directions

From Bath head South on Ralph Allen Drive and continue on through Combe Down. At the double roundabout turn left on to Midford Road and then turn right opposite the Cross Keys public house in to South Stoke. After approximately half a mile turn right at the T-junction, Bridge Farm will be found on your left after approximately 800 yards.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

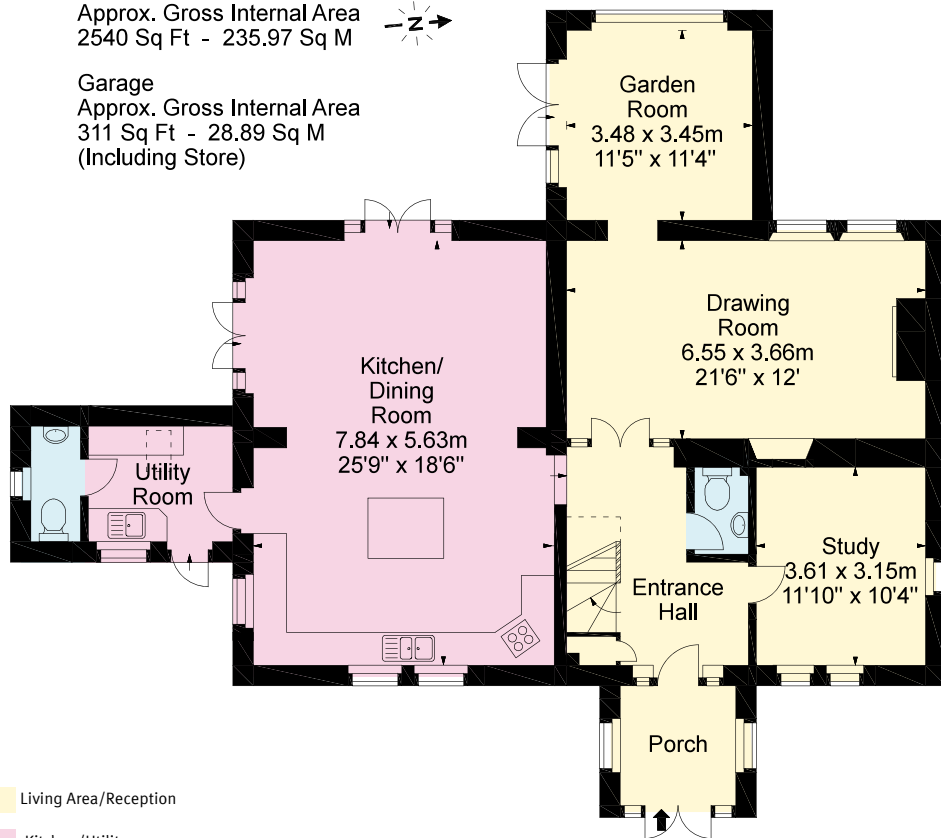
Strictly by prior appointment with the agent.



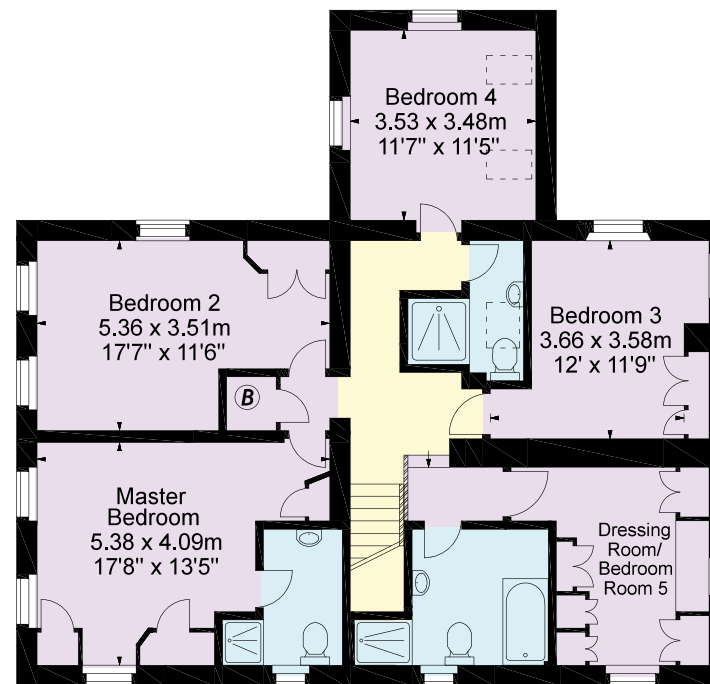
Approx. Gross Internal Area
2540 Sq Ft - 235.97 Sq M



Garage
Approx. Gross Internal Area
311 Sq Ft - 28.89 Sq M
(Including Store)



Ground Floor



First Floor



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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This brochure is environmentally friendly

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