



A recently constructed detached family home

Pipehouse, Freshford

Freehold



Reception hall • Sitting room • Kitchen/dining/living room • Cloakroom • Utility room • Five bedrooms (two en suite) • Family bathroom • Double garage • Driveway parking • Gardens and grounds

Description

This property is one of a small attractive development which was constructed approximately 3 years ago by a firm of developers, Cotswold Homes. The property is set at the top of this development and is in one of the best positions, bordered by fields to the rear and with wonderful views across to the Westbury White Horse and Salisbury Plain.

The property itself has a light and airy feel about it with a good specification throughout including oak doors, brush chrome door furnishings and double glazing. The kitchens and bathrooms are fitted to a high specification with features to include a galleried landing, a large garden and a lovely terrace to the rear overlooking open farmland. This property would provide a superb family house and would also suit a couple who are semi – retired/retired wishing to live close to Bath and its amenities.

Outside

The gardens and grounds of 3 Marchants lane are of particular note and extensive. There is a pretty front garden and as the house is detached, access to the rear.

The rear garden has a wonderful terrace outside of the property where the views of the surrounding countryside can be enjoyed. There are two expansive lawned areas.

To the front there is driveway parking leading to the double garage.

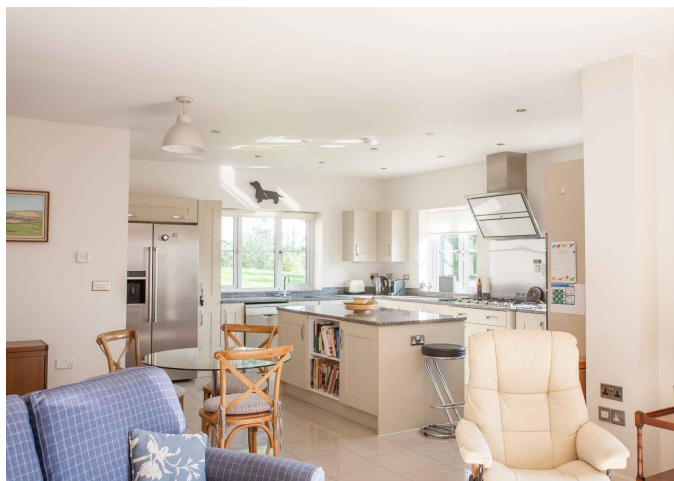
Situation

The property is set in the popular hamlet of Pipehouse, a small gathering of properties on the southerly outskirts of Bath.

Pipehouse is a wonderful location within 5.5 miles of the city centre of Bath and close to nearby Freshford.

The village of Freshford provides amenities including a doctor's surgery, pub, general grocers store, post office, railway station with regular services to Bath, Bristol, South Wales and the South Coast and a very well-regarded primary school.

There are a further three independent schools within easy reach of Pipehouse; Monkton Combe School, Prior Park College, also King Edwards.





Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There is a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journeytime from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is approximately 20 miles to the north west.

General Remarks & Stipulations

Tenure
Freehold

Services
All mains services are connected. Underfloor heating on ground floor.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority
Bath & North East Somerset

Energy performance Certificate
Available on request

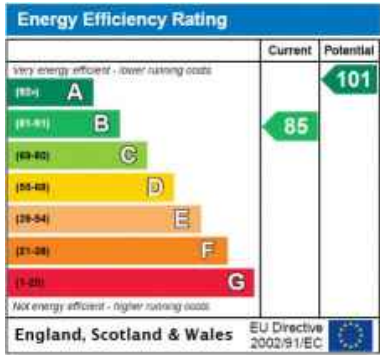
Viewings
Strictly by appointment with Savills.

3 Marchants Lane, Pipehouse, Freshford, Bath, BA2 7PN
Main House 222 sq m/2,391 sq ft
Garage 32 sq m/346 sq ft
Total Area 254 sq m/2,737 sq ft



Savills Bath
01225 474500
savills.co.uk

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2020.



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