



Oak Lodge, Lower Shockerwick, Bath

A charming and unique Grade II listed Georgian semi-detached two bedroom lodge with gardens, in a rural location.

Distances

Box 2.5 miles, Bath city centre 5 miles, Chippenham train station 9 miles, M4 (J17) 13 miles (all distances are approximate).

Situation

The property is situated in a peaceful setting in Lower Shockerwick within the beautiful Box valley, surrounded by open countryside with lots of scenic walks. Bath is close by and there are regular bus services from the Shockerwick Lane stop on Bath Road (approximately 10 minutes' walk) to Bath city centre and Bath Spa train station. Local amenities can be found in Box, where there is a doctors' surgery, chemist, store, cafe and Post Office. The historic market town of Corsham is also nearby where there is a good selection of shops, restaurants, cafes and pubs, The Pound Arts Centre and a street market every Tuesday selling local produce. For the commuter there are good road links to the M4 via Junctions 17 and 18 and excellent high speed rail links from Chippenham to London.

The House

This charming Grade II listed cottage is one of two attached houses, built circa 1897 as the Lodge to Shockerwick House. The accommodation is arranged over two floors with two bedrooms and a bathroom on the first floor. The principal bedroom enjoys a dual aspect with far-reaching views across the gardens and to open countryside beyond. Ladder access to a large fully boarded and carpeted attic room with large fitted wardrobe, electricity and lighting. The sitting room features a pretty circular window, fireplace with built-in display recesses, and is open to the dining room. The kitchen and breakfast room is in a single storey modern extension to the side of the property and there is a large pantry. Also, there is access to a sunny terrace with pond, perfect for al fresco dining.





Gardens and grounds

The gardens of the property are stunning and have been carefully curated by the current owners for twenty years and include lawned areas, formal pond and fountain, and borders stocked with an abundance of ornamental trees, shrubs, flowers and perennials. There are walkways with rose arches, a pergola with scented climbers and a winding gravel pathway leading to hidden sitting areas. There is a magnificent Ash tree with a seat to enjoy the countryside views. A summer house is nestled within the garden and provides a perfect place to relax.

There is an attractive timber framed garage with space for two cars and additional driveway parking for several cars. To the rear of this is a home office or studio with a shower room. A greenhouse and additional garden store are essentials for the keen gardener.

Directions (Postcode BA1 7LW)

Leave Bath on the A4 London Road heading East. At the roundabout take the 3rd exit, A4 towards Chippenham. At the end of the dual carriage way take the 2nd exit continuing on the A4/Box Road. After 1.5 miles turn left onto Shockerwick Lane. The property will be found on your right after approximately 0.3 miles. Parking is at the end of the drive at the cattle grid.

Property Information

Services We are advised that mains water and electricity, are connected to the property. Drainage by shared septic tank. Heating by electric storage heaters.

Local Authority Bath and North East Somerset Council – www.bathnes.gov.uk

Council Tax Band E

Method of Sale Freehold

Acreage In all approximately 0.38 of an acre.

Viewings

Strictly by prior appointment with the Knight Frank, LLP



Approximate Gross Internal Floor Area

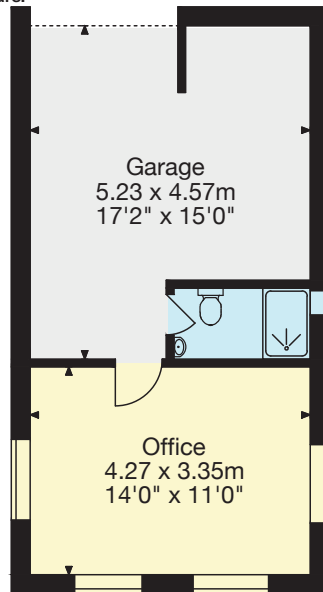
Main House = 99 sq m / 1,062 sq ft

Attic = 18 sq m / 194 sq ft

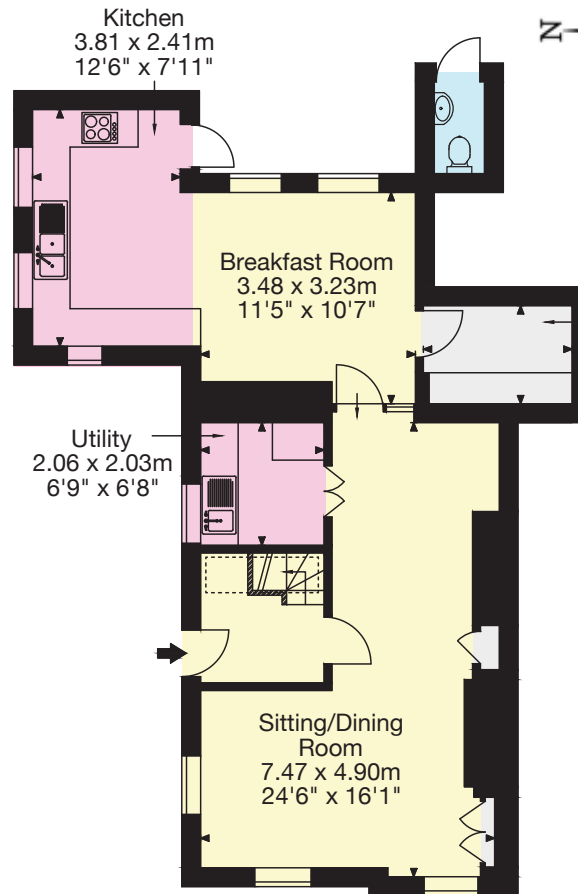
Garage/Office = 41 sq m / 437 sq ft

Total Area = 158 sq m / 1,693 sq ft

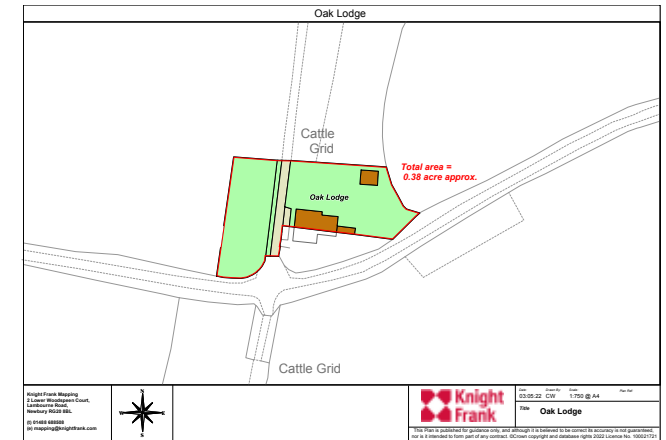
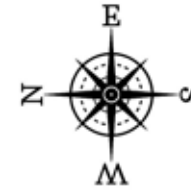
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage/Office

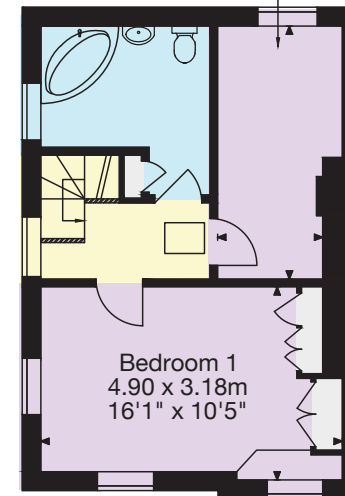


Ground Floor

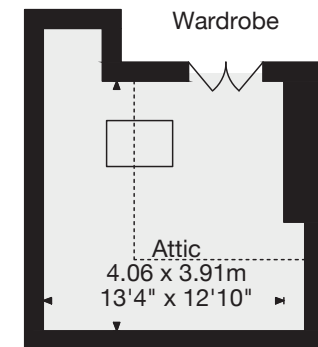


Pantry
2.41 x 1.42m
7'11" x 4'8"

Bedroom 2
4.11 x 1.68m
13'6" x 5'6"



First Floor



Attic

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2022. Photographs and videos dated April 2022.

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