



Woolverton Villa, Woolverton, Bath



A stunning four bedroom converted farmhouse, finished to a high specification and presented immaculately throughout.

Summary of accommodation

Ground floor Reception hall | Living room | Play room/snug/office

Open plan kitchen/dining/family room | Cloakroom

First floor Principal bedroom suite | Guest bedroom suite | Two double bedrooms

Bathroom

Gardens & grounds Double garage | Parking for 2-3 cars | Level lawned garden with terrace

In all approximately 0.27 of an acre.

Distances

Frome 5 miles, Bradford on Avon 6 miles, Central Bath 9.5 miles

(All distances are approximate).

Situation

Woolverton is a small hamlet situated to the south of Bath and north of Frome. The picturesque villages of Rode, Beckington and Norton St Philip are nearby, between them they offer Post Offices, village stores, a delicatessen, a petrol station with a local Marks & Spencer, two excellent primary schools and a doctor's surgery. There are also several good local pubs close by including The Red Lion which is within walking distance, The Mill at Rode and The George at Norton St Philip.

Nearby Frome, which was voted one of the coolest places to live in the Southwest has a thriving community with lots of great shops, bars, local events and activities for all of the family.

Frome, Bath, Westbury and Warminster stations all offer high speed rail links to London Paddington and London Waterloo. Bristol Airport provides a wide range of national and international flights. Communications in the area are excellent with the A303 (M3) and M4 (J17) providing access to London and the wider motorway network. Woolverton is on the regular bus route between Bath and Frome.

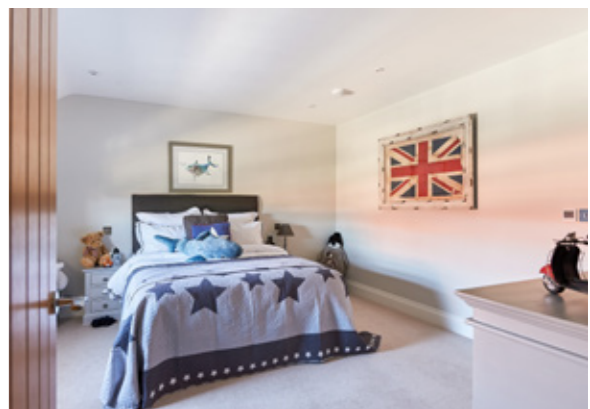


The house

Woolverton Villa is a former farmhouse that was converted in 2020. The property offers exceptional modern family living space arranged over two floors, which has been finished to unrivalled specification and with fine attention to detail throughout.

On the ground floor from the reception hall is the impressive living room with triple aspect doors leading to the terrace, a fabulous double aspect open plan kitchen/dining/family room also with doors leading out to the terrace. Also on this floor is a play room/snug or office, a utility room and cloakroom.

On the first floor is the beautiful principal bedroom suite with walk-in wardrobe and en suite bathroom. From here is a guest bedroom suite with walk-in wardrobe and en suite shower room, two further double bedrooms and the family bathroom.



Gardens & grounds

The property is approached on to a driveway where there is parking for 2-3 cars, in addition to the double garage.

There is a paved terrace area which wraps around the house, ideal for al-fresco dining and entertaining; leading on to the level lawned garden which benefits from acoustic fencing.

Directions (Postcode BA2 7PR)

From Bath head south on the A36 via Brassknocker Hill and onto Warminster Road. Continue on this road for approximately 5.5 miles. Go past The Red Lion pub on your left and take the second turning on your right, you will find the driveway to Woolverton Villa immediately on your right.

Property information

Services We are advised all mains services are connected.

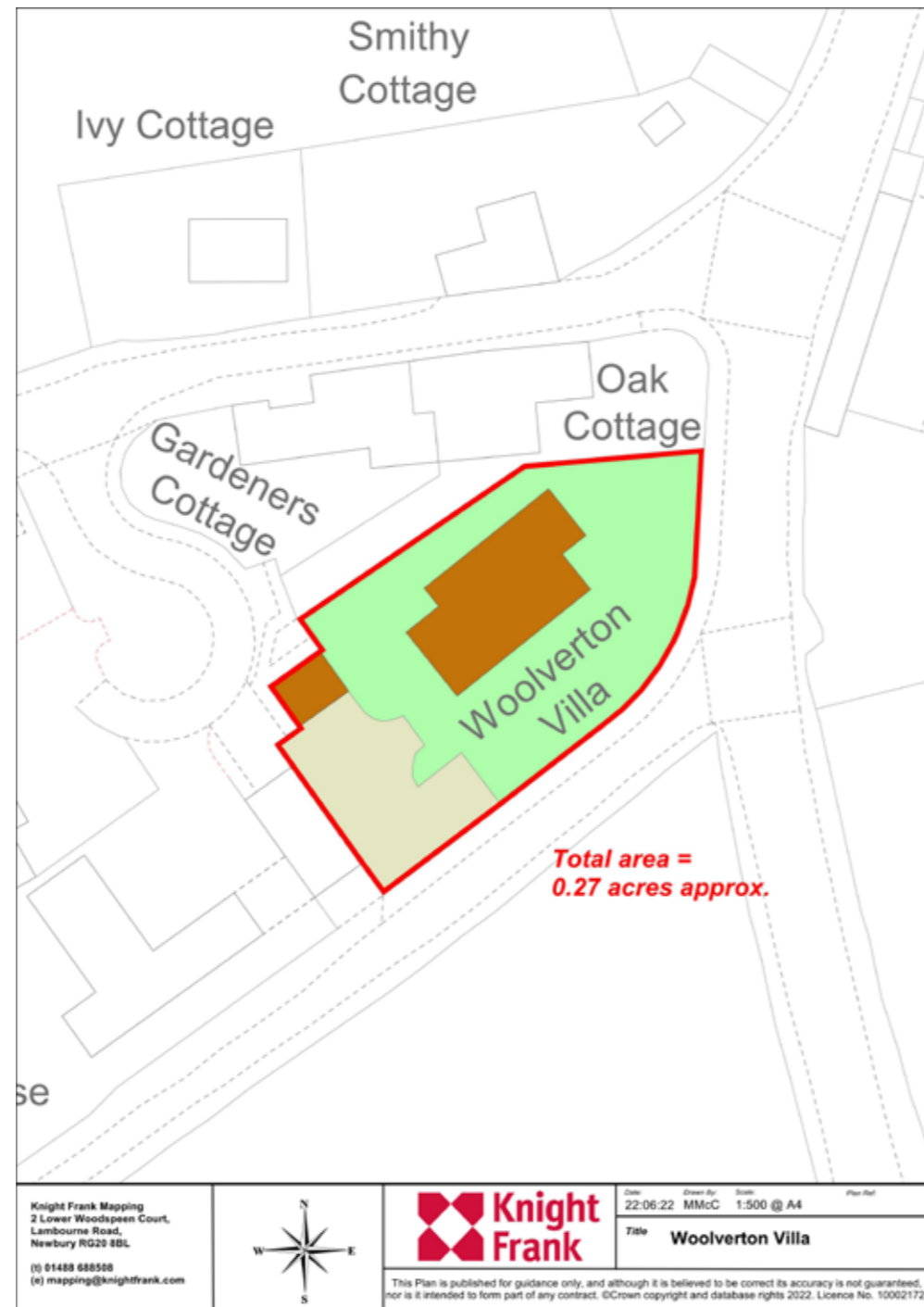
EPC Band B

Method of Sale Freehold

Local Authority Mendip District Council - mendip.gov.uk

Council Tax Band G

Viewings Strictly by prior appointment with the agent.



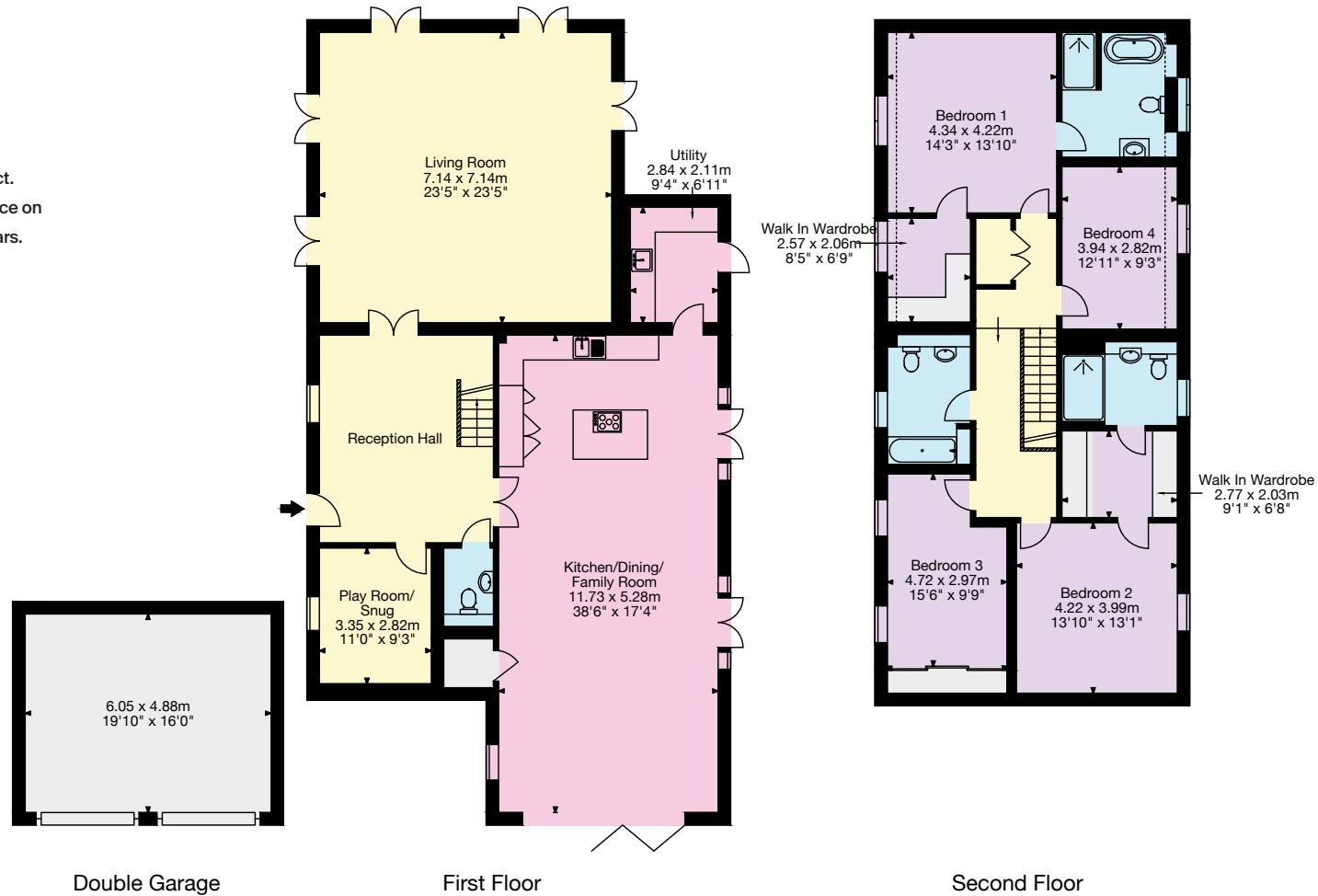
Approximate Gross Internal Floor Area

Main House: 278 sq m (2,997 sq ft)

Double Garage: 29 sq m (317 sq ft)

Total Area: 307 sq m (3,315 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.



Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
01225 325994
francesca.leighton-scott@knightfrank.com



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 June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.