



Meadow View, 19B, Lower South Wraxall, Bradford-on-Avon,

An exceptional opportunity to create a stunning residence, with planning permission granted for approximately 3,700 sq ft of versatile accommodation.

Situation

Nestled on the picturesque outskirts of Lower South Wraxall, Meadow View enjoys a prime location amidst rolling countryside, offering a tranquil rural setting just a short distance from Bradford on Avon. This idyllic spot lies only 6 miles from the historic city of Bath, renowned for its Georgian architecture, vibrant cultural scene, and excellent transport links.

Families will appreciate the Bath's outstanding educational options, including the highly regarded Prior Park, Monkton Combe, and King Edward's schools. The village itself boasts a charming pub, perfect for relaxed evenings, while a wealth of leisure facilities nearby caters to diverse interests. Highlights include the prestigious Cumberwell Park Golf Club – which can be accessed directly via a gate from the property – Bath Racecourse, and the luxurious Lucknam Park Country Club and Spa.

The Site

At the heart of Meadow View lies an exciting development prospect. With planning permission already secured, the site offers approximately 3,700 sq ft of potential accommodation, providing a blank canvas to create a bespoke family home or investment project. The generous size and thoughtful positioning ensure that the property can make the most of its serene surroundings while offering ample space for modern living.

Meadow View is divided into three parts: the barn, and two buildings currently being used as a lodge and an office. The lodge and office provide the potential for on-site accommodation while work begins on the barn, offering flexibility as you plan the next steps for this unique site.



Directions

From Bath travel East on the A4. At the second roundabout follow the A363 signposted to Bradford On Avon. After approximately 2 miles turn left signposted Monkton Farleigh. After about 1 mile, at the T junction turn right and follow this road into South Wraxall. After passing South Wraxall House on your left hand side take the next right (no through road). Nearing the end of the lane, take the right hand fork and head up the drive to Meadow View.

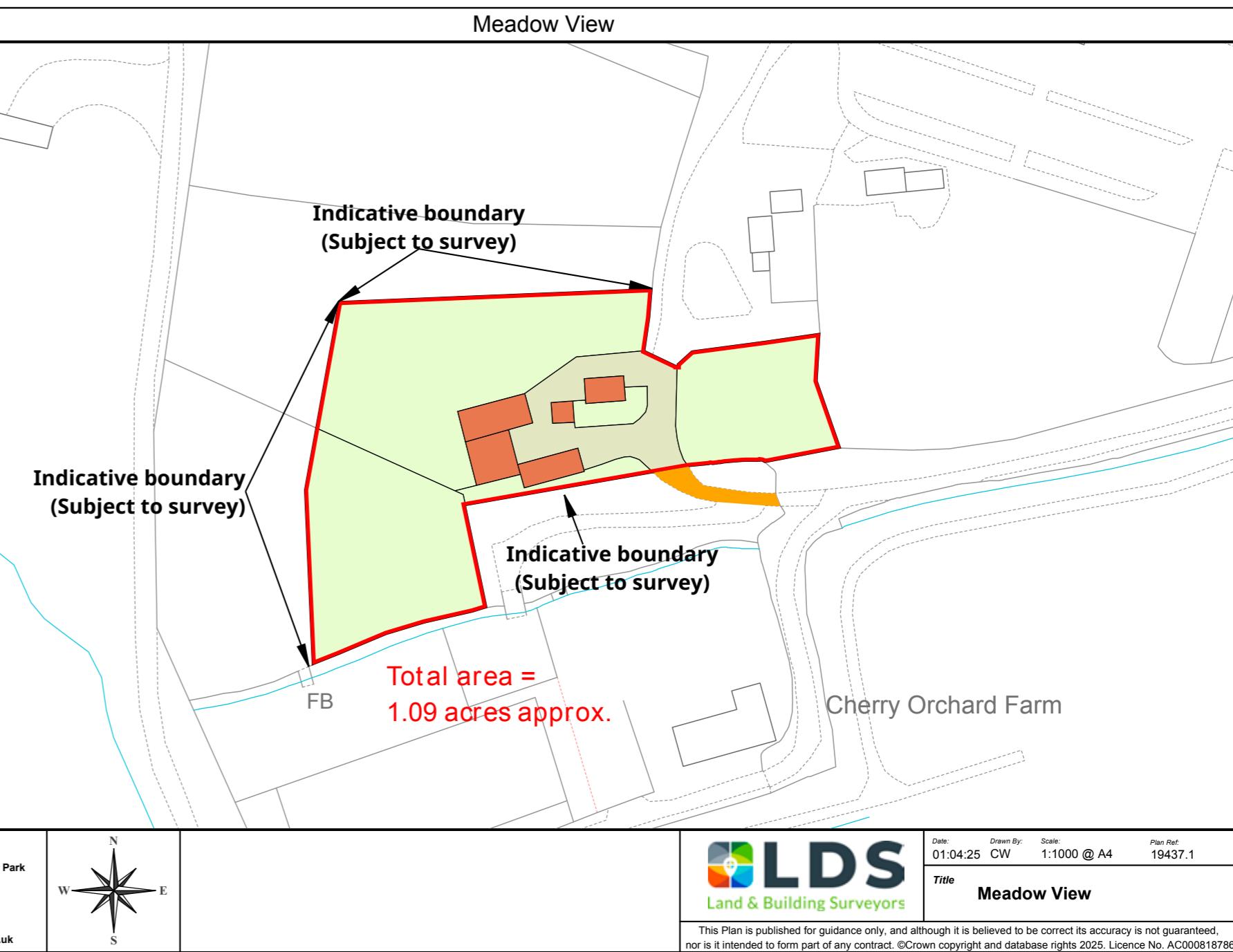
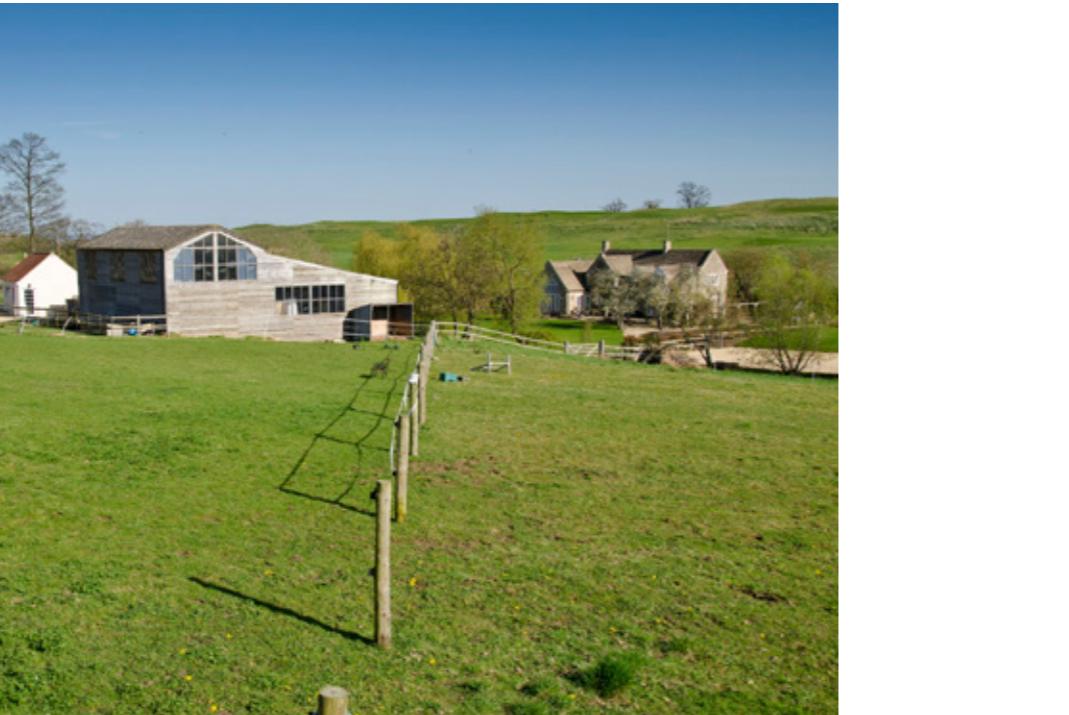
Information

What Three Words: //plankton.dizzy.mops

Services: Water and electricity – currently shared with Cherry Orchard Farm.

Drainage – new septic tank will need to be installed (condition to planning).

Viewing: Strictly by prior appointment with Knight Frank LLP



Approximate Gross Internal Floor Area

Main House = 294 sq m / 3,164 sq ft

Annexe = 50 sq m / 538 sq ft

Total Area = 344 sq m / 3,702 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.

PROPOSED FLOOR PLAN



Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Charlie Taylor

01225 325 993

charlie.taylor@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.

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Particulars dated December 2024. Photographs and videos dated 2021.

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