

THE GRANARY, MERCHANTS LANE, PIPEHOUSE, FRESHFORD



Winkworth



THE GRANARY

MERCHANTS LANE, PIPEHOUSE, FRESHFORD

A contemporary 5 bedroom detached property on a generous plot in the popular hamlet of Pipehouse near Freshford. The property is a short drive from Bath but has a country feel and enjoys wonderful views from the rear garden across fields as far as the Westbury White Horse.

Entrance Hall | Open Plan Kitchen/Dining/Family room | Sitting room | Cloakroom | Newly constructed Utility Room
Principal bedroom with en suite bath/shower room | Bedroom 2 with en suite shower room | 3 further bedrooms | Family Bathroom

Hedged lawned front garden, large lawned rear garden with paved patio area, views over fields and high quality storage shed
Double Garage and driveway with parking for 4 cars

Bath (Pulteney bridge) 6.1 miles, Bath Spa to London Paddington approx. 90 mins, M4 Junction 18 c.13 miles

Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk

Winkworth

See things differently.

DESCRIPTION

The accommodation is sensibly arranged over two storeys and is in immaculate order throughout. The front door leads into an entrance hall which gives access to all of the downstairs accommodation and houses the cloakroom. The main living space on the ground floor is a very light and airy Kitchen/Dining/Family room which creates a central hub to the house. The modern fitted kitchen has a large island with a breakfast bar, integrated appliances, ample space for a large dining table and there is a little TV nook with room for a sofa. Patio doors and windows overlook the rear garden and allow access to the paved patio and garden. Off the kitchen is a superbly constructed utility room recently added by the current owners which, as well as taking the appliances out of the kitchen, provides lots of storage space. It is ideal for dog owners or as a boot room with a doorway onto the rear garden.

Upstairs there is a spacious landing which leads to 5 bedrooms and a family bathroom. The master bedroom is a very spacious double with views over the rear, an en suite bath/shower room and fitted wardrobes. Bedroom 2 also has an en suite shower room and fitted wardrobes, Bedroom 3 is another spacious double with fitted wardrobes and there are two further bedrooms at the rear with views across the fields.



OUTSIDE

There is a large driveway (parking for at least 4 vehicles) leading to a double garage with newly fitted double width electric up and over door. A pathway leads from here across the front garden which is lawned and enclosed by a hedge to the front door.

At the rear there is a large lawned garden with views across fields and a paved patio area ideal for Al Fresco dining. There is a high quality Crane Garden buildings shed with heating lighting and sockets and rear access to the double garage. There is also gated access to the side of the house to allow bins/garden waste removal without entering the house.

LOCATION

Marchants Lane is a modern development of high-quality contemporary houses in the popular village of Pipehouse near Freshford. Freshford is a very popular and well equipped village near Bath. It has the benefit of a local shop, public house, primary school, church and village hall as well as a branch mine railway to Bath. Pipehouse is located just 6 miles from the UNESCO World Heritage City of Bath with its wide range of amenities including restaurants, shops, cultural, educational and leisure facilities

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Freehold - Chain Free

UTILITIES

Mains Gas, Electric and Water

COUNCIL TAX BAND

G

DIRECTIONS

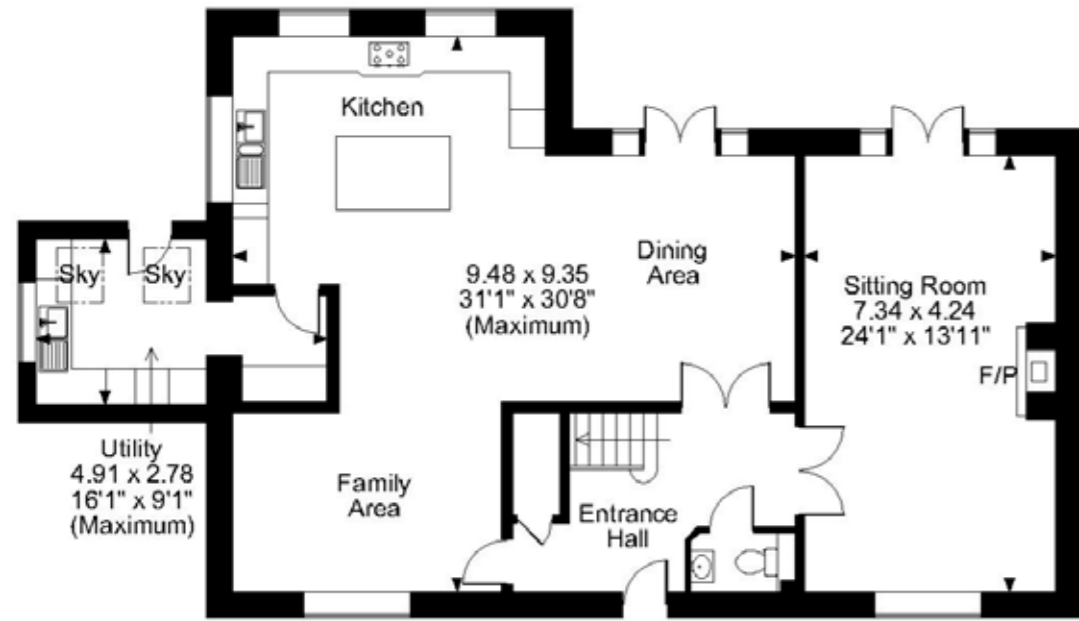
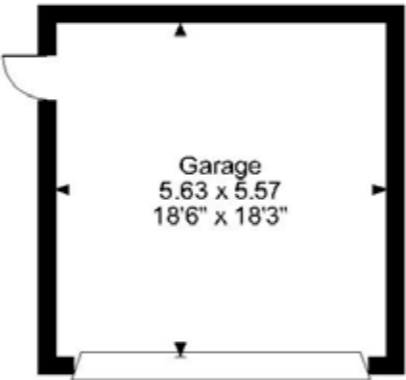
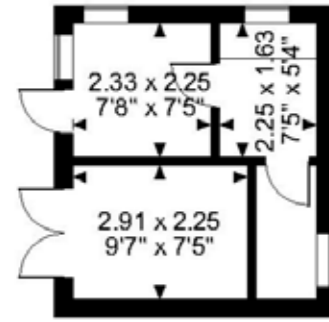
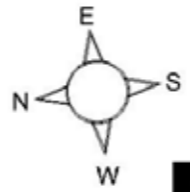
What3Words ///pushy.whips.booth

VIEWING

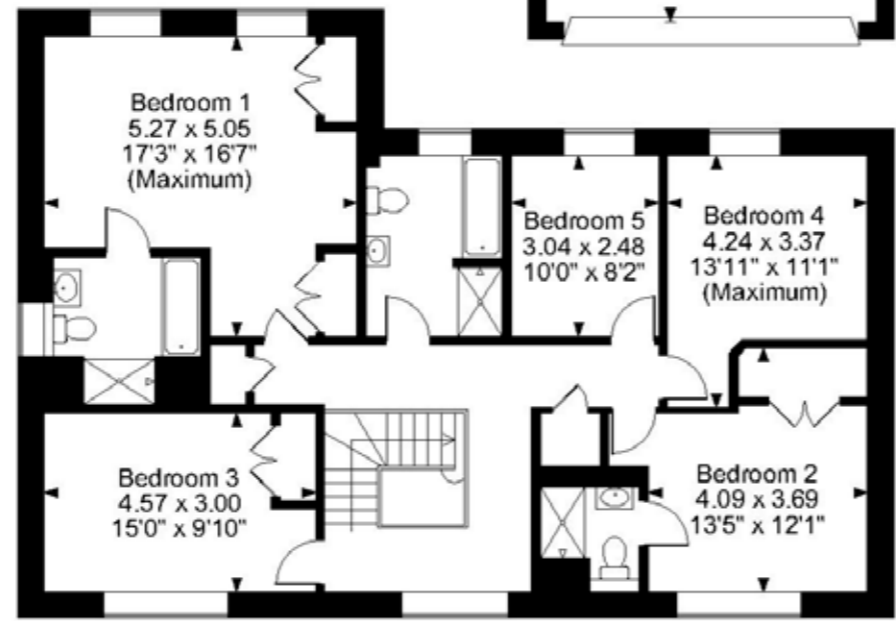
Strictly by appointment via sole agent Winkworth 01225 829 000



Approximate Gross Internal Area
 Main House = 2490 Sq Ft/231 Sq M
 Garage = 338 Sq Ft/31 Sq M
 Shed = 206 Sq Ft/19 Sq M
 Total = 3034 Sq Ft/281 Sq M



Ground Floor



First Floor





Winkworth