





## 32 MIDDLE STOKE, LIMPLEY STOKE, BATH, WILTSHIRE, BA2 7GF

**A WELL PRESENTED DETACHED HOUSE IN AN ELEVATED POSITION WITH INCREDIBLE VIEWS ACROSS THE VALLEY. IT HAS A LOVELY OUTSIDE SPACE AND A DRIVEWAY WITH AMPLE PARKING.**

– Bath City Centre 4 miles  
– Bradford On Avon 4 miles  
– London (Paddington) from 76 minutes from Bath Spa Station

Reception hall • Sitting room • Kitchen • Dining room  
• Principal bedroom with en suite bathroom • Two further double bedrooms • Shower room

Tarmac private drive with ample parking • Large gardens and terraces

### DESCRIPTION

This is a charming and well presented detached house in an elevated position with incredible 180 degree views along the Avon Valley. The accommodation is on two floors, the living space opening onto large terraces at either side to maximise the position, one side covered with a glazed roof for all year dining. At the front of the house is the fitted bespoke kitchen that leads through to the dining room, whilst the drawing room off the central hall sit to one side of the house opening onto the terrace through glazed double doors. At the back of the house are two generous bedrooms and a shower room. Stairs lead up to the master bedroom which benefits from an en suite bathroom.

A tarmac driveway leads off the lane to a generous parking and turning area belong to the property. Steps lead up through a rockery terraced garden up to the house and the two patios either side. It is a very tranquil space with lots of privacy and has served the current owners for over fifty years.









## SITUATION

Middlestoke is a small Hamlet adjoining Limpley Stoke and next to Freshford on the southern edge of Bath. The Limpley Stoke valley is idyllic, where the River Avon and River Frome meet, and next to the Kennett and Avon Canal that leads directly into Bath, excellent for walking, running and cycling. Limpley Stoke and Freshford have good amenities to include a country house hotel and spa, primary school, pubs and community village shop/café. A further bonus for the area is the railway station in Freshford which has direct services to Bath, Bristol, Cardiff and the south coast. The immediate area is also well served by secondary schools including King Edward's, Monkton Combe and in the state sector the popular St Laurence and Ralph Allen Schools.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

**Local Authority:** Wiltshire County Council.

**Council Tax:** Band E

**EPC:** Band E

**Viewings:** Strictly by appointment with Carter Jonas.

**Directions:** Proceed along the A36 towards Warminster from Bath and take the left at the top of the hill after passing over the viaduct, signposted to Freshford. Take the second turning on the left toward Middlestoke and the property is half way along on the left hand side of the road.









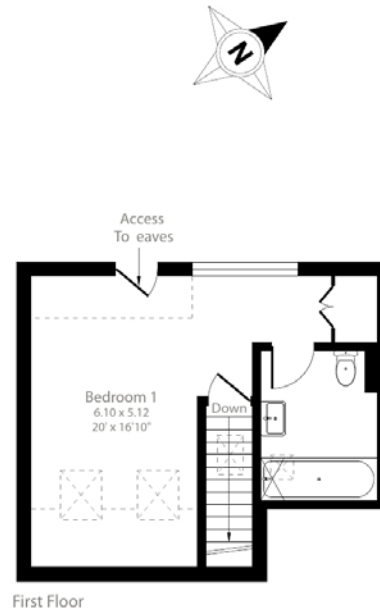
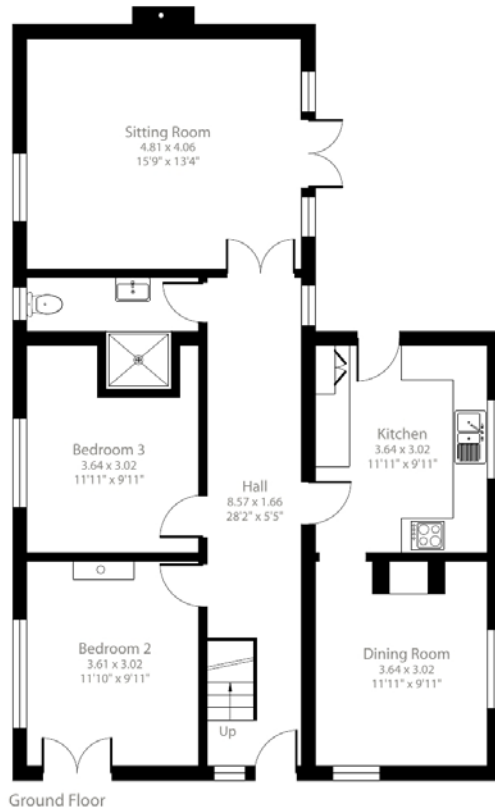
## Middle Stoke, Limpley Stoke, Bath, BA2

Approximate Area = 1178 sq ft / 109.4 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 1232 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1280608

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