



JEREMY JENKINS

ESTATE AGENT

5 Avon Heights, Avonpark, Limpley Stoke. Near Bath. BA2 7JR

Guide price: £625,000

A well located semi-detached house for the over 55's set in the grounds of Avonpark Retirement Village on the ridge line of the lovely Limpley Stoke valley. As well as the attractive on-site features, there is access to the nearby village of Winsley and farm shop, the market town amenities in Bradford-on-Avon and city centre attractions in Georgian Bath. The area is also great for invigorating walks.

The houses at Avon Heights are set slightly elevated above the apartments and are more or less surrounded by trees – blissful! The accommodation is impressive and roomier than one might think from a glance at the exterior; the entrance hall is especially welcoming. Downstairs; glazed double doors lead from the hall to a galleried sitting room with fireplace and French doors; a double aspect dining room; a bright kitchen looking onto the rear garden; a cloakroom and a bedroom with ensuite and patio doors opening out to a well-tended, secluded rear garden. Upstairs are two further bedrooms with lovely views over the countryside, the main bathroom and the gallery which is currently used as a study. The pretty gardens have areas of sunshine & shade to sit in and relax. There is a driveway with parking for several cars plus a detached single garage.

Avonpark village is set in circa 15 acres of mixed park and woodland between the villages of Limpley Stoke and Winsley. Featuring beautifully appointed communal facilities, from club rooms and gardens through to a restaurant, bar and library area, Avonpark Village offers fully independent living with a range of optional domiciliary services plus residential, and nursing care.

Note: this is a leasehold property, services charges & ground rent apply.

- Three bedrooms, one ensuite
- Sitting room, dining room & study area
- Generous kitchen overlooking the garden
- Pretty private garden with sun & shade
- Views from the master bedroom
- Ample driveway parking & garage

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Pretty, peaceful gardens

Flexible accommodation

Ample parking & garage

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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