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ESTATE AGENT

Stoneleaze, 31 Ashley Road, Bathford, BA1 7TT.

Asking price: £605,000

“Stoneleaze” is a handsome detached period home built in 1884 with later extensions. The position enjoys far reaching views.

The ground floor offers great flexibility of use. We find a generously proportioned sitting room at the rear looking over the garden across the village cricket pitch & the valley beyond. The dining room adjoins the kitchen which leads into the utility & cloakroom. Lastly, we have a studio or study which has doubled as a fourth bedroom on occasion. Upstairs we find three bedrooms. The largest is above the sitting room & shares its good proportions & fine views. There are two further bedrooms at the front of the house & the family bathroom. This comfortable & well-located home is ready for modernisation & possibly remodelling to create a uniquely fabulous home for the lucky buyer.

Externally is a long much-loved rear garden which backs onto the village cricket pitch. This is mostly lawned with attractive borders & beds. To the front is another lawned garden & driveway parking. Views take in the beautiful valley at the back & extensive allotments at the front.

Bathford is a sought-after picturesque village to the east of Bath. This thriving village has a community shop & café plus St Swithun's Church. The Crown pub is a highly recommended “watering hole” serving good food. There is a frequent bus service into Bath City Centre. The valley & surrounding countryside offers invigorating walks. There are good local primary schools in Bathford, Batheaston & Box, in addition to an excellent selection of well-known schools in Bath & the surrounding area. High speed rail links are available from Bath Spa & Chippenham to London Paddington. The property is well placed for commuting with access to the A4 & junctions 17 & 18 on the M4.

- Handsome detached village home
 - 3 receptions & 3/4 bedrooms
 - Fabulously flexible accommodation
 - Front & lengthy back garden
 - Lovely views to the rear
 - Driveway parking
- EPC - D**





*Flexible living on a popular
& quiet lane*

*Long gardens & views
across the valley*

*Village location with
driveway parking*

