



**JEREMY JENKINS**

ESTATE AGENT

# 21 Lower Stoke, Limpley Stoke. BA2 7FR.

## Guide Price £365,000

**A well-presented, attractive character home in a village location close to amenities with pretty cottage garden.**

This charming village home is very deceiving from the front and just keeps on giving! The living room/diner that faces the front, & is full of character with feature fireplace, some exposed stone walls & space for a good dining table. The sitting room adjoins the modern galley kitchen with doors out to the garden & smart downstairs bathroom with both bath & shower. The outside decked seating area has been well thought out offering what feels like an inside space, but outside! Upstairs are two bedrooms, the master with a lovely tall ceiling & single bedroom looking over the garden.

Externally there is a fabulous lengthy rear garden, laid mostly to gravel and full of surprises & views all the way down. The undercover seating area with hot tub works well overlooking the garden with different areas for a BBQ, keeping chickens, shed storage and even some raised beds for growing veggies. Happily, the house is close to a popular pub – The Hop Pole. **EPC - E**

Limpley Stoke is beautifully situated near Bath which offers city centre shopping, schools, amenities, entertainment & a degree of nightlife. There are rail links to London & Bristol whilst the A36, A4 & M4 are handy for commuters. Nearby Bradford-on-Avon offers enviable market town amenities including secondary school, library, swimming pool & Wiltshire Music Centre. Closer still the villages of Winsley & Freshford also offer primary schools, pubs, churches a shop and even a railway station at Freshford!

- A semi-detached village home with views
- Two bedrooms & downstairs bathroom
- Galley kitchen with doors out to decked area
- Living room / diner full of character
- Sought after spot near Freshford
- Pretty cottage garden. On street parking





*Period cottage with views & amenities close by*

*Bursting with character*

*Pretty cottage garden with hot tub*

