



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

CHURCH MEAD
WOOLVERTON | BATH



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'a fine semidetached Grade II Listed house, believed to date back to the late 18th century'

Bradford-on-Avon 5 miles | Frome 5 miles | Bath 9 miles | Bristol 20 miles
all distances are approximate

Grade II Listed house | popular village location | kitchen/breakfast room
dining room | study | garden room | utility/craft room
downstairs WC/shower room | drawing room | five bedrooms | shower room
family bathroom | playroom/study | large landscaped garden | summer house
ample off-street parking

the finer details

services Mains water, electricity, drainage and gas central heating
tenure & possession The property is freehold and offers vacant possession on completion
fixtures & fittings May be acquired by separate negotiation via Radnor Martin
rights of way There are no footpaths or rights of way over the property
local authority Mendip District Council
council tax Band G
viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Not required as the property is Listed
What three words ///contracts.boxing.grounding

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description

Church Mead House, a fine semidetached Grade II Listed house, believed to date back to the late 18th century. Situated in this popular village, Woolverton, between Bath and Frome. The property is arranged over three floors. The ground floor comprises; kitchen/breakfast room, dining room, study, garden room, utility/craft room, separate WC/shower room. First floor; drawing room, two bedrooms, shower room and family bathroom.

Second floor; three bedrooms and playroom/study.

outside

This handsome double fronted house has a gravel driveway which runs across the front and side of the property, providing ample parking. To the rear of the property there is a large landscaped garden, mainly laid to lawn with a summer house, large flower beds, mature fruit trees, a vegetable garden and a brook running alongside – affording views over the neighbouring fields.

area

Woolverton is a picturesque hamlet situated to the south of Bath and north of Frome. The surrounding villages of Rode, Beckington and Norton St Philip offer Post Offices, village stores, a supermarkets, primary schools and a doctor's surgery. There are also several popular local pubs close by including The Red Lion which is within walking distance, The George at Norton St Philip and The Mill at Rode. Woolverton is on the regular bus route between Bath and Frome. Communications in the area are excellent with the A303 (M3) and M4 (J17) providing access to London and the wider motorway network as well as high speed rail links to London from Bath and Frome.

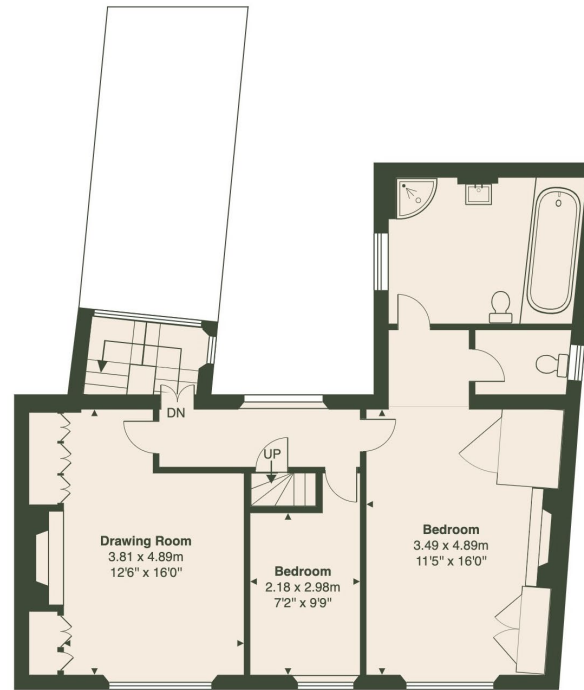
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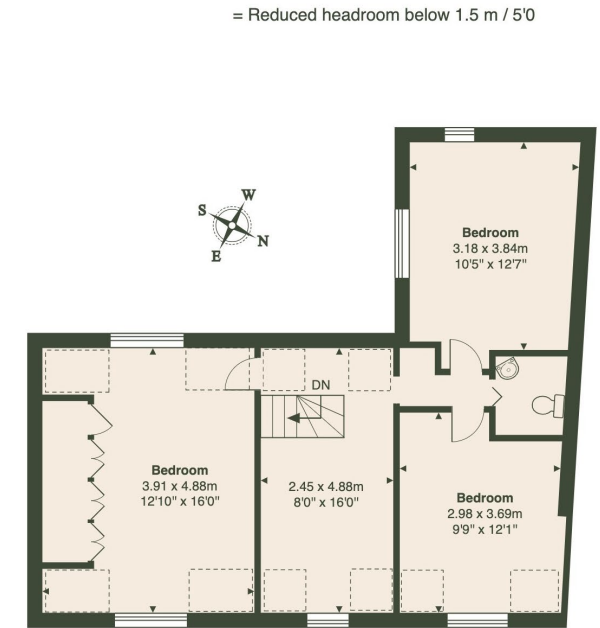




Ground Floor



First Floor



Second Floor

Total Area: 234.0 m² ... 2519 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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- vii) all measurements are approximate.



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