



**THE COTTAGE**  
Lower Shockerwick

**Carter Jonas**



# THE COTTAGE, LOWER SHOCKERWICK, BATH, SOMERSET, BA1 7LL

## A CHARMING DETACHED THREE BEDROOM PROPERTY IN AN IDYLIC RURAL SETTING CLOSE TO BATH WITH STUNNING VIEWS. APPROXIMATELY 1,108 SQUARE FOOT IN TOTAL

- Bath city centre 5 miles
- Chippenham 7 miles
- M4 (J18) 11 Miles
- London (Paddington) from Chippenham Station from 75 minutes

Reception hall · Kitchen/dining room · Sitting room · Rear lobby and utility/W.C · Three bedrooms · Bathroom  
EPC rating F

### DESCRIPTION

The Cottage is a very charming detached three bedroom house, originally part of the nearby farm, and having a southerly aspect with stunning views across the valley in this stunning rural setting, only 5 miles from the centre of Bath. The property is built of local honey coloured stone elevations with stone mullioned leaded windows under a Cotswold stone tile pitched roof and having light and spacious accommodation across two floors. The house is surrounded by a lovely garden enclosed by high hedges with a gate giving pedestrian access to the front door. A five bar wooden gate leads from the lane at the side to a further large lawn garden area where there is a stone built five bay cart shed, again with a stone tile roof. The property has huge scope to further extend and re-configure to greatly enhance the value.

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5-6 Wood Street, Bath, BA1 2JQ

### SITUATION

The Cottage lies in the pretty rural hamlet of Lower Shockerwick, in an enviable position to the northeast of the historic city of Bath and on the southern tip of the Cotswold Area of Outstanding Natural Beauty. Local amenities are available in both Bathford and Batheaston, both of which have active village communities. Bathford offers a church, pub and village shop, whilst a primary and pre-school, churches, post office, pubs, general stores and medical facilities are available in Batheaston. Additional nearby villages include Colerne, Box and Corsham with a full range of amenities available in Bath and Chippenham, both of which have rail links to London (Paddington). The city of Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and offers excellent schools in both the state and private sectors, along with two universities.

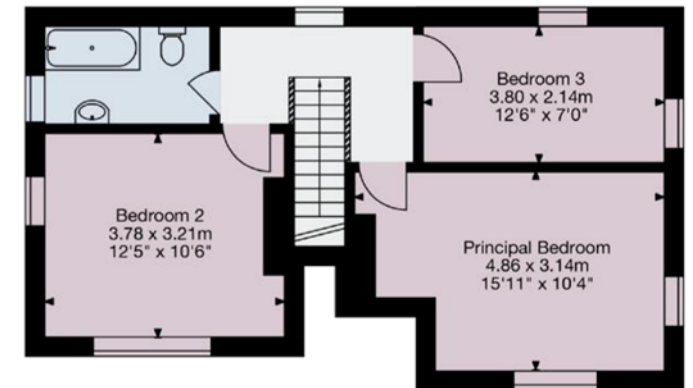
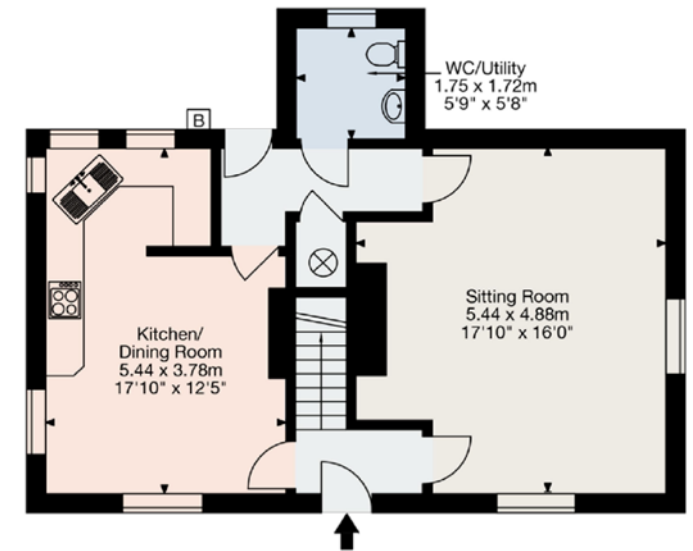
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Private drainage

**Planning:** The property is not subject to a listing

**Council Tax:** Band F



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### IMPORTANT INFORMATION

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