



BATH AND RURAL
— ESTATE AGENTS —

GREENLANDS
St. Julians Road | Shoscombe | Bath | BA2 8NB

Greenlands

Built in 1975, this thoughtfully modernised property offers generous proportions, a substantial garden and truly stunning countryside views.

- Well proportioned detached village home
- Fine rural views
- Kitchen/dining room
- Four well sized bedrooms (one en-suite)
- Double garage and parking

Situated in the charming village of Shoscombe, known for its welcoming community, village pub and a well-regarded primary school, the home enjoys an enviable balance of rural tranquillity and everyday convenience, with easy access to local shops and the city of Bath.

Arranged over two floors, the house follows a traditional layout, with generous living accommodation on the ground floor and bedrooms and bathrooms above. The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. On the ground floor, a spacious kitchen/diner, sitting room, utility room and WC provide excellent everyday living and entertaining space. 'In 27 years of living here, there is nothing that we haven't changed throughout the house. The highlight, however, has been the creation of the wonderfully spacious kitchen and dining area, now truly the heart of the home,' say the owners. They note, 'all the rooms are generously sized, but the original kitchen was let down by its smaller proportions. It has now been transformed to support the house, family and entertaining in a far more balanced and practical way.'

Outside, a large, gated driveway and double garage with electric doors provide ample parking for multiple vehicles, while the sweeping rear lawn, bordered by mature trees – including three spectacular magnolias – and established planting, draws the eye towards truly beautiful countryside views. They say, 'south-east facing, we've never grown tired of the outlook in all the years we've lived here – it's something we quickly fell in love with and have enjoyed throughout the seasons.'









'The village school was a great start to our children's education and one of the reasons we moved to Shoscombe. Since then, we've become part of this wonderful community and especially enjoy dog walks with our neighbours.'

'The Apple Tree pub does a great Sunday lunch, and the village hall hosts frequent groups, clubs and events. Peasedown St John is just a short drive away for shops.'

'Being close to Bath offers access to secondary schools, Bath University and all the city has to offer - there's even a scenic cycle route through the Two Tunnels to Bath.'

'It's been an amazing house in which to raise our family, and while we will miss everything about living here, we'll be taking the very best memories with us.'

ADDITIONAL INFORMATION TENURE:

Freehold

SERVICES:

Mains electric, water and sewerage. Oil heating.

COUNCIL TAX:

Band F

LOCAL AUTHORITY:

BANES

EPC RATING: D

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



St. Julians Road, Shoscombe, Bath, BA2

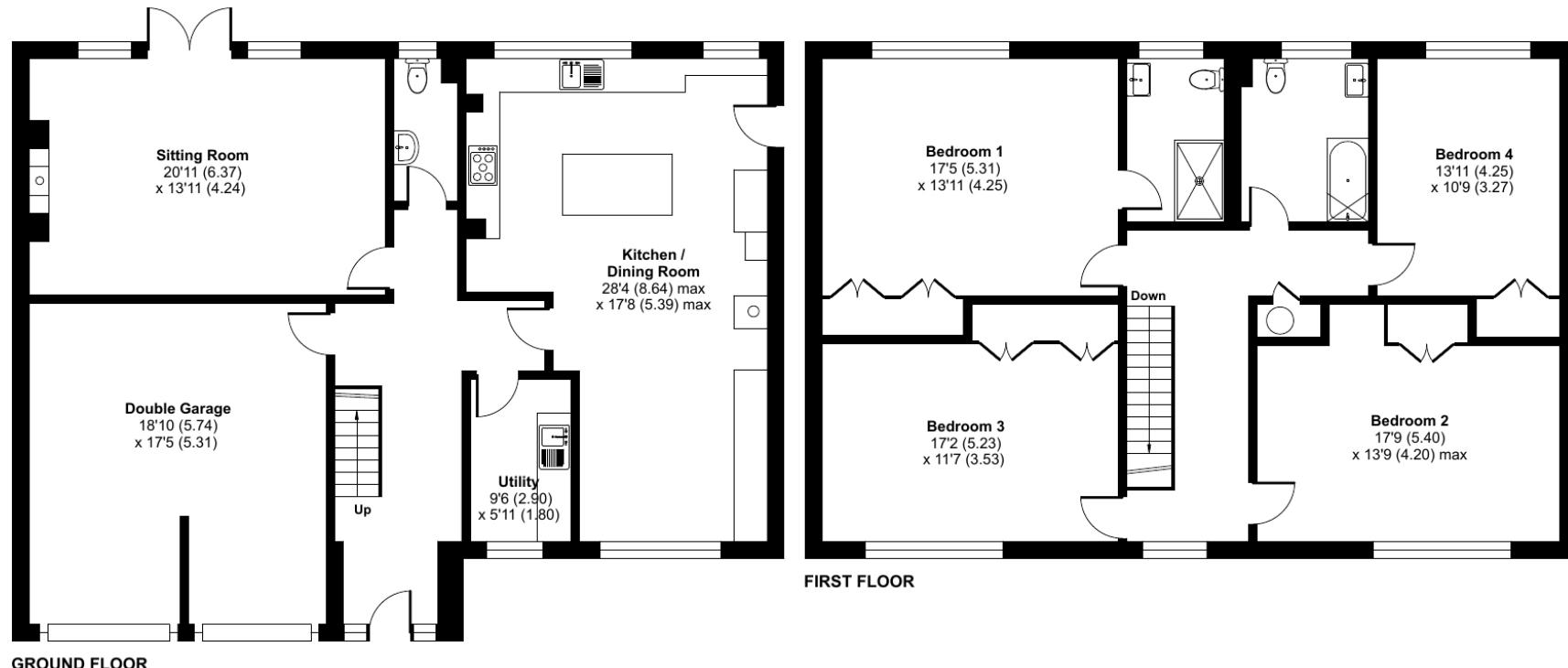


Approximate Area = 2231 sq ft / 207.2 sq m

Garage = 328 sq ft / 30.4 sq m

Total = 2559 sq ft / 237.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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