



Twizzleside, 12A Woods Hill, Limpley Stoke, Bath, BA2 7FZ



## Twizzleside, 12A Woods Hill, Limpley Stoke, Bath, BA2 7FZ

**An impressive modern residence offering over 2,800 square feet of beautifully presented and flexible accommodation, nestled in the ever-popular village of Limpley Stoke on the desirable south side of Bath**

| Entrance hall | Sitting room | Utility room | Cloakroom | Principal bedroom with ensuite bathroom and dressing room | 4 further bedrooms (2 ensuite) | Family bathroom | First floor living room/dining/kitchen | Home office/summer house | Landscaped gardens | Double garage | Ample parking |

### Situation

Within five miles of the World Heritage City of Bath which has comprehensive shopping, cultural and recreational facilities and numerous notable buildings including the Theatre Royal, the Pump Room and Roman Baths, and Thermae Bath Spa. There is a bus stop with regular access to both Bath and Bradford on Avon. Amenities nearer to hand can be found at Freshford and Limpley Stoke which include a pub, community shop and café and two village halls. It is wonderfully situated with easy access to the open countryside, the river Avon and the Kennet and Avon canal with its level towpath walks into Bath.

The immediate area is well served by several notable independent schools including Monkton Combe, Prior Park, King Edward's, Kingswood and the Royal High, as well as Bath University. There is a well-regarded primary school in Freshford village. High speed trains to London Paddington are available from Bath and there is a local station nearby at Freshford which is within easy reach and provides frequent links to Bath and onward.

### Description

Enjoying a magnificent westerly aspect with far-reaching views over the picturesque Limpley Stoke Valley, this striking home combines contemporary design with thoughtful layout and high-quality finishes throughout.

Set across three floors, the property welcomes you on the ground level with a spacious entrance hallway that enjoys both front and side aspects. From here, a well-appointed utility room provides an extensive range of storage solutions, a sink, and a water softener. A guest cloakroom is finished with a tiled floor, WC, and hand basin.

The sitting room is a standout feature, with superb dual westerly aspects and bi-folding doors that open directly onto a sun deck, framing uninterrupted views across the rear garden and valley. A cleverly concealed study area with fitted storage is tucked discreetly behind sliding doors.

Bedroom one sits on this floor with a front garden aspect and its own ensuite shower room.





The principal bedroom suite is truly luxurious, enjoying a westerly aspect with bi-folding doors onto the sun deck, a walk-in dressing room, and a stunning ensuite bathroom complete with a copper bathtub, WC, hand basin, walk-in shower with both overhead and hand shower fittings, generous storage, and underfloor heating.

A staircase leads down to three further double bedrooms, all with built-in wardrobes and charming views over the rear garden. One of these bedrooms includes an ensuite with a shower, WC, and hand basin, while the remaining rooms are served by a well-appointed family bathroom featuring a bath with shower over, WC, basin, and heated towel rail.

Rising to the upper floor, the house opens into an expansive open-plan kitchen, dining, and living space, flooded with natural light from two sets of bi-folding doors that lead out to a terrace and frame the spectacular elevated views over the gardens and valley. The bespoke kitchen features a large walnut island with copper overlaid worktops, a Neff induction hob and gas burner, twin electric built-in ovens - one with microwave functionality, and a warming drawer. A walk-in larder provides extensive storage, and there is space and plumbing for an American-style fridge/freezer. The sitting area enjoys the warmth of a Gazco gas fire and shares the stunning rear aspect views, with the adjoining dining space completing this impressive family living zone.

Positioned in the garden is a separate home office or summer house with bi-folding doors onto a terrace, rear aspect views, and its own WC and hand basin, making it ideal for remote working or guest accommodation.

### Externally

The front driveway features attractive block paving and offers generous off-street parking for several vehicles, along with a wall-mounted electric car charging point. The double garage has an electric door, an inspection pit, WC, and hand basin. To the rear of the garage is a dedicated utility room with ample storage and space for both washing machines and tumble dryers.

The gardens at Twizzleside are an outstanding feature of the property. Expertly landscaped and immaculately maintained, they include extensive terracing, dedicated seating and barbecue areas, a level lawn, and a series of terraced planting beds filled with lavender, a variety of shrubs, and mature trees, all working together to create a tranquil and private outdoor sanctuary.

Twizzleside is a rare opportunity to acquire a beautifully designed modern home in one of Bath's most desirable village locations, offering the perfect blend of rural charm, contemporary comfort, and exceptional views.

### General Information

Wiltshire Council. Council Tax Band G.

Freehold tenure.

All mains services are connected. The property has a Nest heating system.

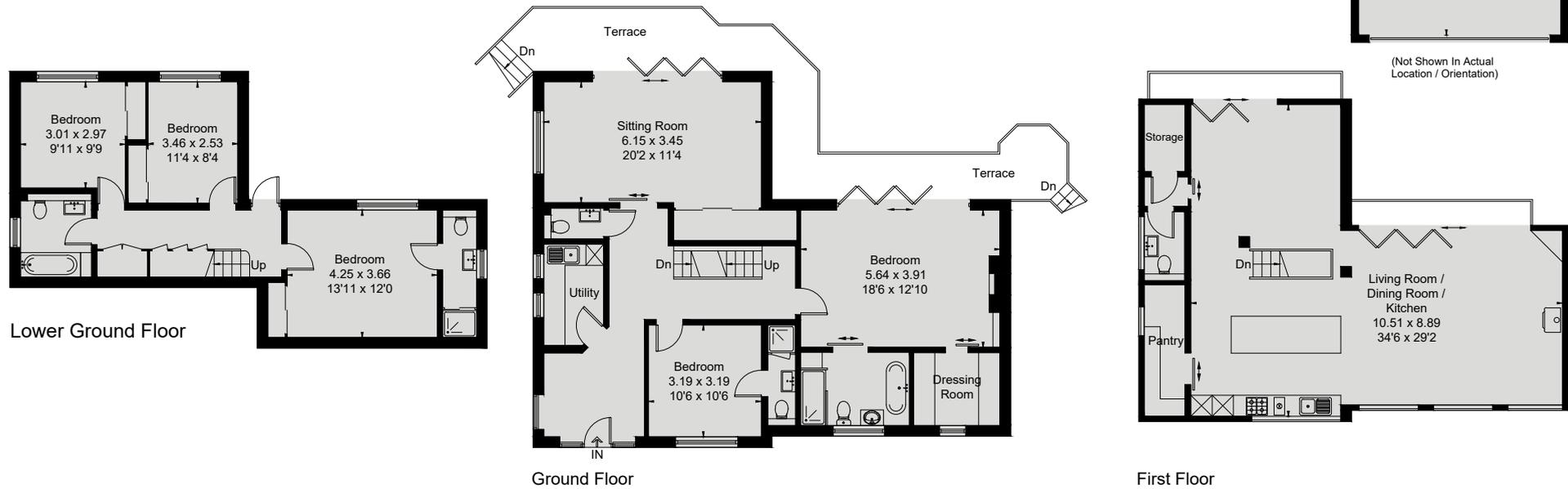
Most principal rooms are timber flooring.

The property sits within a conservation area with TPOs on many of the trees.





Approximate Floor Area = 242.7 sq m / 2612 sq ft  
 Garage = 32.8 sq m / 353 sq ft  
 Outbuildings = 18.7 sq m / 201 sq ft  
 Total = 294.2 sq m / 3166 sq ft





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