





## OAKTREE PLACE, 63 FORTESCUE STREET, NORTON ST. PHILIP, BATH, SOMERSET, BA2 7PE

Entrance hall • Sitting/Dining room • Kitchen/Breakfast room • WC • Two bedrooms • Bathroom • Shower room

### DESCRIPTION

Positioned on the first floor of this three storey building "Oaktree Place", No.63 is one of only four apartments in the property and is in immaculate condition.

The property is beautifully finished and benefits from a large open-plan sitting room kitchen/dining room and then two double bedrooms. There is a shower room off the hallway and the principal bedroom benefits from a large bathroom en-suite.

The kitchen is well appointed with solid block worktops, built in appliances, double oven and gas hob.

There is a lovely, well-tended communal garden to the side that overlooks the local landscape affording viewings over parkland and beyond.

There is also an off street, allocated parking space opposite the front entrance to the main building, as well as further guest parking.

A lift services both floors and the entrance stairwell is well lit and has a wide, easy to traverse stairwell. There is also an estate manager on call daily.

**A SUPERB, LIGHT AND BRIGHT TWO BEDROOM APARTMENT SITUATED ON PRESTIGIOUS FORTESCUE STREET IN THE POPULAR VILLAGE OF NORTON ST PHILIP. DRIVEWAY PARKING AND LIFT.**











### SITUATION

The medieval village of Norton St. Philip is located approximately 7 miles south of the City of Bath, with the villages of Freshford, Wellow and Hinton Charterhouse not far away.

Set in scenery of rolling green Somerset hills with a Church, a village Green, a preschool and primary school, village hall, and two excellent pubs ('The George Inn' and 'The Fleur de Lys'). The George in particular has a deep history dating back to the 14th Century.

For explorers the National Trust Village of Lacock and the historic town of Bradford-on-Avon are a short drive away and a visit to the nearby Longleat House, one of the most magnificent stately homes and gardens in Britain together with its safari park, is not to be missed.

Babington House is also only a 15 minute drive away. The local countryside is intersected by footpaths and bridleways which are great for walks and discovering local wildlife.

### ADDITIONAL INFORMATION

**Tenure:** Leasehold (999 years from 1st January 2015)

**Management Charges:** £3,349 per annum (no ground rent)

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band C

**Local Authority:** Somerset Council

**EPC:** Band B

**Viewings:** Strictly by appointment with Carter Jonas







Oaktree Place, 63 Fortescue Street, Norton  
St. Philip Bath Somerset, BA2 7PE



Approximate Gross Internal Area = 81.7 sq m / 879 sq ft  
(Excluding Communal Area)



First Floor

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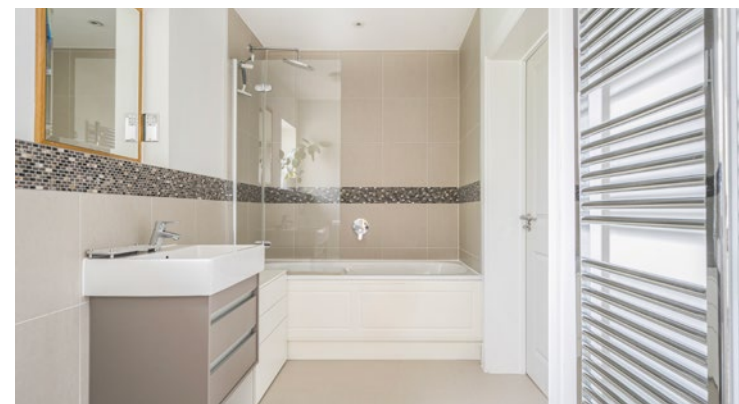
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