



Total Area: 75.0 m² ... 807 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk

Talk to the team today to find out more:

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 Limpley Stoke, Near Bath
 Wiltshire
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Avonpark Village

RETIREMENT
VILLAGES

Breathtaking views right on your doorstep



9 Deanery Walk

Spacious two bed first-floor apartment with stunning west-facing views over the Limpley Stoke Valley.

£385,000

Other charges apply

Leasehold



2 Bedrooms



2 Bathrooms



Apartment

Key features:

- **Two Bedroom Apartment**
- **Lounge / Dining room with Juliet balcony**
- **Fully Fitted Kitchen**
- **EPC Rating: C**



Beautifully positioned on the first floor and elevated above the picturesque Limpley Stoke Valley, this well-located apartment enjoys a sought-after setting between Bath and Bradford-on-Avon, on the outskirts of the charming village of Winsley. The entrance hall provides access to all well-proportioned rooms, including a bright sitting/dining room that opens onto a Juliet balcony with a sunny, west-facing aspect overlooking the formal grounds. The main bedroom shares these far-reaching views, while the second double bedroom benefits from an en suite shower room. A separate shower room adds further convenience, and the rear-positioned kitchen adjoins a spacious hallway, large enough to accommodate a breakfast table.

Avonpark Village is set within acres of parkland and woodland between Limpley Stoke and Winsley, offering well-appointed communal facilities including club rooms, landscaped gardens with a sun terrace, a formal restaurant, bistro conservatory, bar, coffee lounge, and library. Designed for independent living, it also offers optional in-home care services, a minibus for local shopping and outings, and visiting services such as a doctor, district nurse, hairdresser, and nail technician. Weekly cleaning and laundry [sheets and towels] are included, and there are allotments for gardening enthusiasts. A major redevelopment is planned to significantly enhance the facilities and expand accommodation.

Avonpark Village is the perfect place to enjoy a full and active lifestyle.

Packed full of amenities and features:

- Set within acres of gardens with breathtaking views over the Avon Valley
- Residents' Clubhouse, bar and bistro
- On site hairdressers and nail salon, village shop and doctor's surgery
- Allotments
- A busy calendar of events and activities
- Pets are more than welcome!

Situated in Limpley Stoke in leafy Wiltshire, Avonpark Village is surrounded by beautiful rolling countryside yet only 5 miles from the centre of historic Bath. Longleat Estate, Stonehenge or Cheddar Gorge are all within easy reach of the community and perfect for those long hikes.

