



Weston Road, Bath

BA1

HAMPTONS
INTERNATIONAL

Beyond your expectations

A detached Grade II Listed home near to the city.

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4/5 Bedrooms | 3 Receptions | Grade II Listed | Self-Contained Annexe | Self-Contained Cottage | Good Level Garden

Guide Price £1,650,000 Freehold

Description

Victoria Lodge is a detached Grade II Listed family home situated in a most sought after location just on the edge of the Botanical Gardens of Royal Victoria Park. This unique Georgian home has evolved over the centuries including a Victorian double bay extension. The impressive entrance is decorated with a classic Bath stone pediment. The square reception hall provides a spacious entrance with an aspect onto the garden, but has also been partitioned to create a boot room to hide away the paraphernalia of family life. The main reception room is a super family space whilst the drawing room has an open fire and bay window overlooking the garden. The kitchen is a major feature of this home with a tall exposed A-framed ceiling, a bespoke fitted retro kitchen from the 1950's, a four oven gas fired Aga and space in the middle for an oversized dining table. There is also access to the inner courtyard that leads to the adjacent guest suite or annexe. The master bedroom has the benefit from a large bay window and pretty central fireplace whilst its private bathroom is a sumptuous with its black marble flooring and white suite. As well as the family bedrooms, adjacent to the house is a guest suite that is self-contained, but can be re-instated via an existing door from the sitting room. There is also a self-contained cottage to the side of the garage that provides further ancillary accommodation.

Outside

The gardens of Victoria Lodge are also of note with a terrace adjacent to the drawing room. There are two

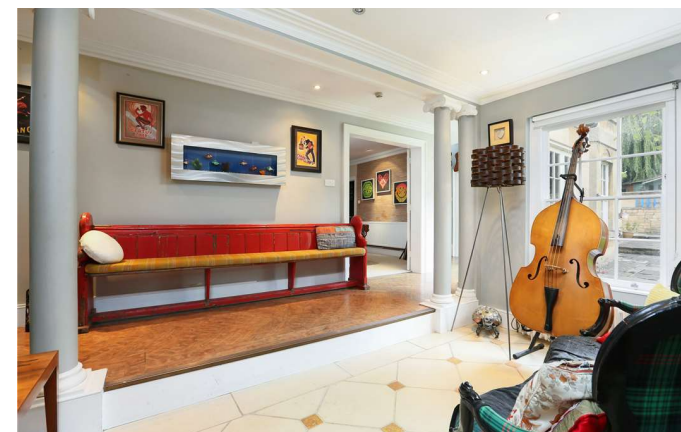
levels of lawn being large enough to play football and also including mature trees and a vegetable garden. Attributes such as a garden of this size plus a double garage and parking are very rare so close to town.

Location

Victoria Lodge on Weston Road is situated on the far corner of the Botanical Gardens of the historic Royal Victoria Park. A stroll through the park and along Royal Avenue, past the famous Royal Crescent, will lead into the very heart of Bath. Truly a wonderful walk into town and a great location close to many amenities and with all the convenience Bath has to offer including excellent cultural and leisure amenities, many fine restaurants and specialist shops, museums, art galleries and theatres. Bath has good communications with Bristol and is approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes).

Additional Information

Services: All mains connected. Council Tax Band G.



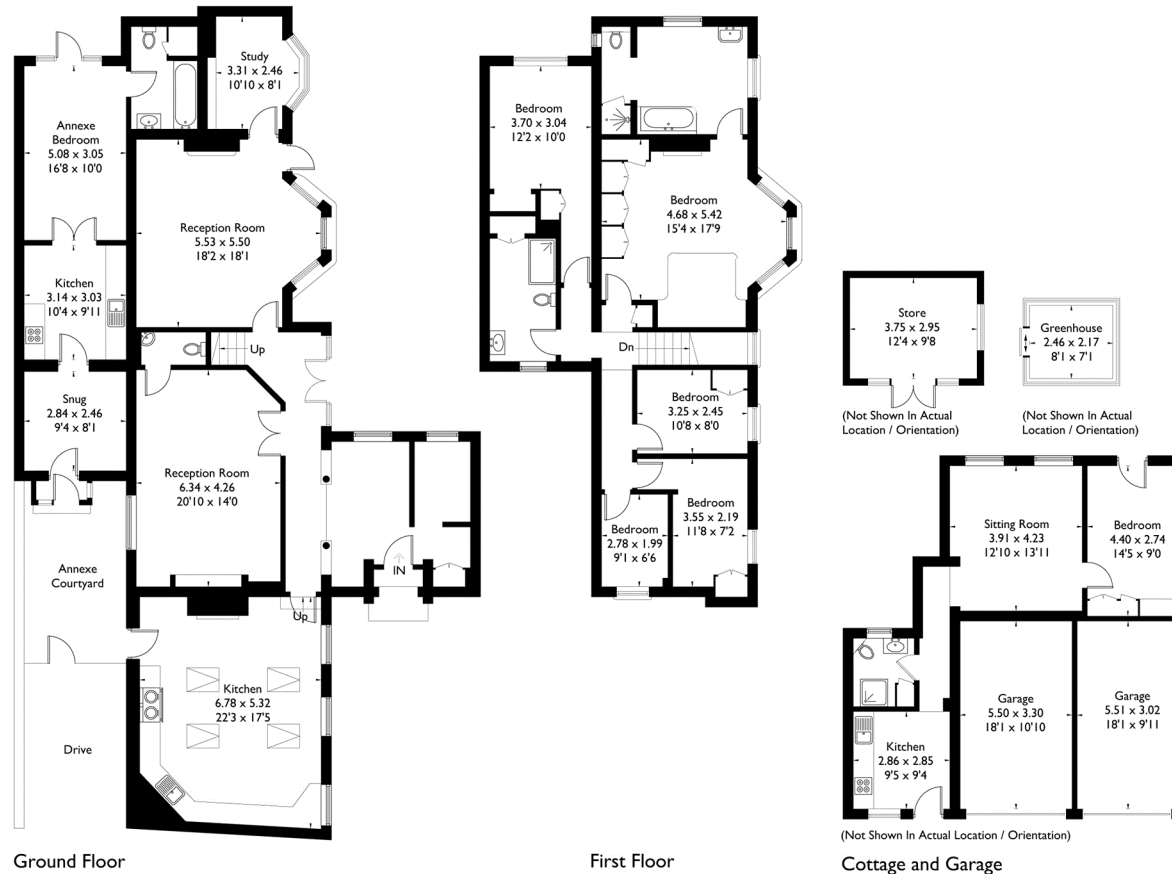
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Approximate Gross Internal Area = 280.0 sq m / 3014 sq ft
Garage and Cottage = 80.8 sq m / 870 sq ft (Including Garage)

Store = 11.1 sq m / 119 sq ft

Green House = 5.3 sq m / 57 sq ft

Total = 377.2 sq m / 4060 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 195524

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

