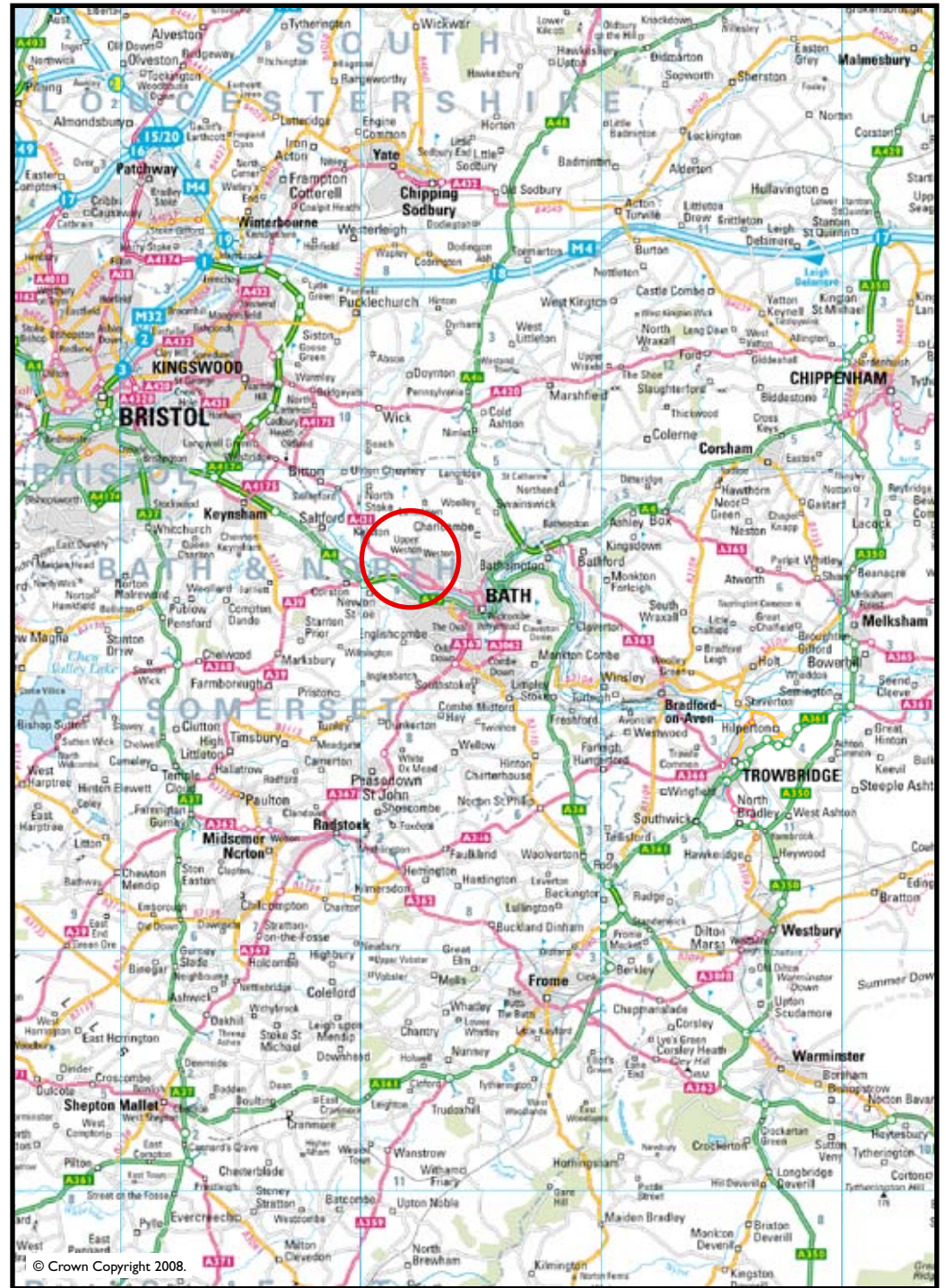
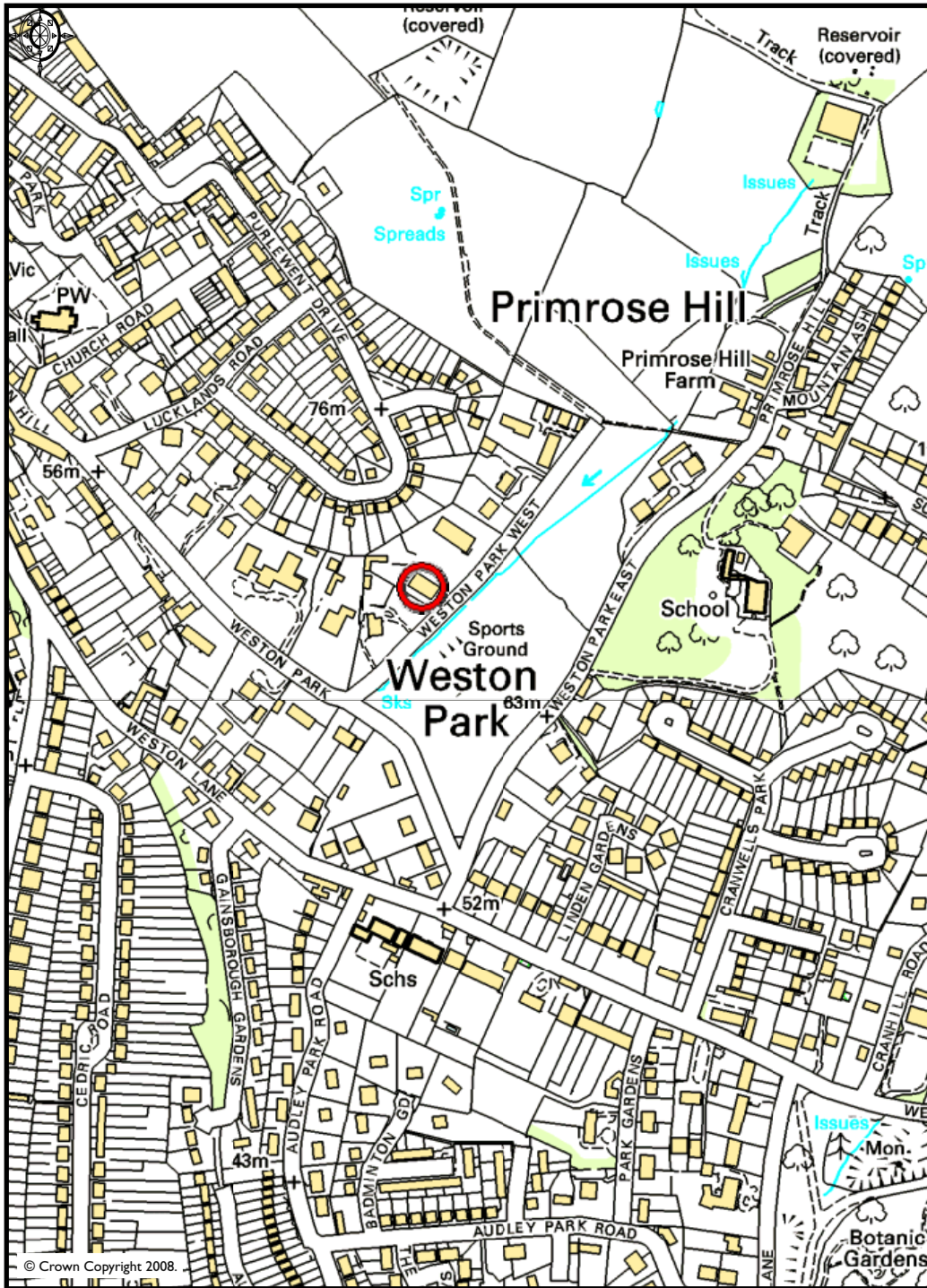




Selwood Place  
Weston Park West, Bath



**Pritchard**  
and Partners *Est. 1785*



# **SELWOOD PLACE**

## **WESTON PARK WEST, BATH**



**A SUBSTANTIAL AND IMMACULATELY PRESENTED DETACHED FAMILY HOME SET WITHIN A MOST SOUGHT-AFTER, QUIET RESIDENTIAL LOCATION CLOSE TO THE CITY CENTRE. THE ACCOMMODATION COMPRISES AN IMPRESSIVE ENTRANCE HALL, FIVE EN SUITE BEDROOMS AND A SIXTH SINGLE BEDROOM/STOREROOM, BESPOKE KITCHEN/BREAKFAST ROOM, DINING ROOM, LAUNDRY ROOM, UTILITY ROOM, DRAWING ROOM, STUDY, FAMILY ROOM/SNUG, CLOAKROOM AND GYMNASIUM. MANICURED GARDENS. AMPLE PARKING. TWO SELF-CONTAINED STUDIO APARTMENTS. VIRTUAL TOUR.**



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## LOCATION

**Selwood Place** is located off Weston Park West, close to the popular Weston village, which provides a host of local shops including a supermarket, village pub and Post Office. A local bus service offers links to the City Centre, alternatively a walk through the famous Victoria Park will take approx. 20 minutes. Within approx. 1 mile of the property, countryside walks through *National Trust* land can be found, giving access to the northern slopes of Bath where stunning countryside views can be enjoyed. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants, The Theatre Royal, Bath Abbey and *Thermae Bath Spa* and The Roman Baths. Bath Spa Railway Station provides high speed links to London Paddington (approx. 90 mins), Bristol Temple Meads (approx. 20 mins) and The West Country rail network. The M4 motorway is easily accessed via Junction 18 (Tormarton) with routes through to London, Bristol and onwards; this journey takes approx. 20 mins.

## DESCRIPTION

**Selwood Place** boasts a most desirable and tucked away location, situated off a private residential road at Weston Park West. Constructed 15 years ago, the property has recently undergone a full refurbishment, catering for every possible need. On entering **Selwood Place** one is greeted by a most impressive entrance hall with flagstoned flooring and a solid wooden staircase which follows the curved walls round to a galleried first floor landing, with atrium style ceiling and impressive window to the front. Continuing at ground level, the large drawing room boasts tall ceilings and an impressive fireplace and has French doors leading out to a delightful patio garden. A bespoke and equally large and impressive kitchen/breakfast room affords further access to the gardens and is finished to the highest of standards using the very best of materials and craftsmanship with granite tops, *Fisher and Paykel* appliances and a range with six ring burner, contemporary ceiling hung extractor fan and light. The impressive dining room gives access to a warm and welcoming family room with an additional large study, utility room and laundry room, completing the accommodation at this level.

Upstairs a spectacular master suite affords two beautifully appointed en suite bathrooms, a private lounge area with fireplace and wall-hung TV and French doors to a private balcony. From here four further suites boast impressive views over the manicured gardens and beyond, with well appointed contemporary en suites finished with *Grohe and Vitra* contemporary furnishings. Completing this level the current owners have installed a modern gymnasium with rubber flooring and with French doors to a private balcony. There is also an additional bedroom with fitted wardrobe at this level.

Adding to the versatility of this family home are **two self-contained studio apartments** that can be accessed from the side of the property, which could work perfectly for guests or staff.

Outside, the property can be accessed via a shared gravel driveway to the front which affords additional parking, or directly from Weston Park West itself, to a hard-standing area for four vehicles. The surrounding landscaped gardens offer ample space for relaxation in this private and quiet residential location, amongst a blend of manicured box hedging, well-stocked raised flowerbeds and mature trees. Internal inspection comes strongly recommended. In further detail the accommodation comprises:

**ACCOMMODATION** (All dimensions are approximate.)

### GROUND FLOOR

**ENTRANCE HALL** A unique and most impressive entrance hall with solid wooden stairs curving round to the first floor. Two windows to front. Flagstoned flooring, subtle downlighting, coving and radiator. Atrium style ceiling above a galleried landing. Feature arches to either side of the property. Doors to drawing room, laundry room, cloakroom WC, study, kitchen and storage cupboards.

**KITCHEN/BREAKFAST ROOM** Four sash windows to the side and rear elevations. Coving and downlighting. Slate flooring and granite tops complete this bespoke kitchen, with a central granite top unit which boasts integral *Fisher and Paykel* dishwashers, a fabulous *Mercury* range with six ring burner and contemporary hung *Elica* extractor fan with light. One and a half stainless steel sink with brushed steel contemporary mixer tap and space for fitted fridge/freezer. Door to rear lobby.

**REAR LOBBY** Slate flooring to rear. Downlighting. Thermostat, wall mounted fuses and wall mounted *GlowWorm* boiler. Roll top surfaces. Stainless steel sink and tiled splashbacks. Space for further fridge/freezer. Access to loft void. Doors to utility/pantry. Additional door to cupboard space housing hot water cylinder and water softener.

**DINING ROOM** Bay fronted, with doors leading out onto the patio garden. Slate flooring. Downlighting and coving. Television and telephone points. Door to:

**FAMILY/SNUG ROOM** Two sash windows to front elevation. Coving and downlighting. Feature fireplace with cast iron firebasket and decorative wooden surround and mantel. Slate hearth with recesses to either side, one with door to kitchen, the other with base level cupboard discreetly hiding TV and SKY points (subject to the necessary subscriptions). Dresser to one corner with ample display shelving and base level storage. Telephone point and door to:

**STUDY** Two sash windows to front elevation. Coving, downlighting. Fitted dresser and shelving with telephone point and *Broadband* connections (subject to the necessary subscriptions).

**DRAWING ROOM** Four sash windows to the side elevation. Glass panelled French doors leading out onto the patio garden. Television and telephone points. Cast iron coal-effect feature fireplace with marble surround and mantel with marble hearth and recesses to either side. Coving, downlighting and two doors to the internal hallway.

**LAUNDRY ROOM** Two sash windows to front elevation. Tiled flooring. Roll-top surfaces with base level storage, stainless steel sink with drainer and mixer tap over and tiled splashback. Coving, downlighting. Space and plumbing for additional washing machine and separate dryer. Cupboard housing additional *GlowWorm* boiler, hot water cylinder and water softener. Radiator, thermostats and two doors to extensive shelved linen cupboards.

**CLOAKROOM/WC** Small lobby with three doors to extensive cupboard space with hanging rail and shelving. Coving and downlighting. Radiator. Door to WC.

**WC** Sash windows to side elevation. Tiled floor. Coving, downlighting. Low level WC. *Laufen* contemporary wall hung hand wash basin with Vitra contemporary mixer tap over and slate splashback. Radiator.

### FIRST FLOOR

Solid wood staircase curving around the wall with solid wood handrail to a galleried landing space with atrium style roof, feature arches to either side of the property with arched windows to the front elevation. Downlighting. Discreet cupboard space. Radiator. Doors to master suite, four additional suites, single bedroom/store room, double door to gymnasium, radiator, coving, downlighting and deep storage with automatic lighting.

### MASTER BEDROOM SUITE

Accessed via separate hallway, an archway leads to the

**MAIN BEDROOM** Part-divided, to create a lounge area. Four sash windows to front and side elevations with working shutters. Radiator. Elaborately detailed feature fireplace with coal effect fire, slate hearth and wood surround and mantel. Coving and downlighting. Additional sash windows to side elevation and French doors opening onto a private balcony overlooking the patio gardens and beyond. Two designated dressing areas, one with sash windows to the side and rear, the other with sash windows to the rear, both with radiators, extensive shelving and cupboard space.

**EN SUITE BATHROOM** the first of which has two sash windows to the front with working shutters. Roll top bath with claw feet, made by the *Albion Bath Company* with mixer taps and hand held spray. Radiator. Contemporary pedestal hand wash basin with *Vitra* contemporary taps and *Vitra* low level WC on a limestone wall. Heated towel rail. Two extensive wardrobes.

**EN SUITE BATHROOM** the second of which has windows to the rear, a contemporary

style finish, tiled to dado level, downlighting with *Grohe* contemporary low level WC and wall hung basin with contemporary mixer taps over. Contemporary tiled flooring with oversized heated towel rail. Wet room style shower with opaque glass divide, rainforest spray, with additional wall mounted spray. Shaver point. Downlighting.

**BEDROOM SUITE 2** Two sash windows to the rear overlooking the gardens and views beyond. Radiator. Extensive wardrobe space with hanging rail and automatic lighting. TV and telephone points.

**EN SUITE** Large corner power shower. Heated towel rail. Tiled surround. *HB* low level WC, contemporary pedestal hand wash basin. Downlighting.

**BEDROOM SUITE 3** Arched sash windows to the rear with views over garden and beyond. Radiator, downlighting and coving. Double doors to extensive wardrobes with hanging rail, shelving and automatic lighting. Telephone point.

**EN SUITE** Sash window to rear. Sunken basin within a granite topped vanity unit. Low level WC, chrome heated towel rail. Panelled bath with contemporary shower spray.

**BEDROOM SUITE 4** Dual aspect sash windows to rear and side. Radiator, coving and downlighting. Double wardrobe with three doors. Television and telephone points.

**EN SUITE** Bronze effect limestone tiled surround, contemporary flooring, Vitra contemporary hand wash basin, low level WC, corner power shower with chrome heated towel rail. Downlighting.

**BEDROOM SUITE 5** Dual aspect sash windows to front and side. Two radiators. Two double wardrobes.

**EN SUITE** Window to front. Heated towel rail, tiled flooring, *HB* pedestal hand wash basin with low level WC, shower and wood panelling to one side. Tiled corner shower.

**SINGLE BEDROOM/STORE ROOM** Sash window to front. Radiator. Two double wardrobes with shelving and hanging rail.

**GYMNASIUM** Rubber ‘bounce back’ flooring. Sash window to front with radiator. Radiator, cornice and downlighting. Double doors to private balcony to the side elevation.

**SELF CONTAINED APARTMENTS** Accessed via the side of the property. Door to:

### TILED COMMUNAL ENTRANCE HALL

**APARTMENT NO. 1** Door to:

**KITCHEN** Window to front. Roll top surfaces, tiled floor and tiled splashbacks. Sunken stainless steel sink with drainer. Space and plumbing for washing machine and separate dryer. Downlighting and radiator. Door to:

**RECEPTION ROOM /BEDROOM** Four sash windows to side and rear with radiator under one. Coving and downlighting. TV point. Double doors to mirrored wardrobe, single door to wardrobe space and additional mirrored wardrobe space to boiler cupboard (with wall mounted Baxi boiler).

**BATHROOM** Tiled flooring, tiled splashback and radiator. Panelled bath with Vitra mixer tap and hand held spray. Vitra low level WC and pedestal hand wash basin. Shaver and light point.

**APARTMENT NO.2** Door to:

**KITCHEN** Sash windows to front with radiator under. Roll top surfaces with stainless steel sink and drainer. Tiled splashback. Space and plumbing for separate washing machine and dryer. Downlighting.

**LOBBY** with doors to bedroom and bathroom.

**BATHROOM** Vitra pedestal hand wash basin. Low level WC. Tiled corner shower. Shaver point and light point. Downlighting. Access to loft void.

**RECEPTION ROOM/BEDROOM** Two large sash windows to front, one to side, with radiator under. Door to storage (housing wall-mounted Baxi boiler). Coving, downlighting. TV point. Dressing area and door to wardrobe with hanging rail.

### **OUTSIDE**

Selwood Place sits amongst predominantly patio and terraced gardens which are divided by raised flower beds and manicured box hedging. To the front, from the driveway is a patio courtyard, whilst the side and rear of the property are ample patio areas and gravelled gardens, complemented by well-stocked flowerbeds and bordered by a blend of mature and flowering shrubbery and trees. Beyond the hard-standing area, additional manicured gardens offer more box hedging, stone ornaments and flowering shrubs.

### **PARKING**

To the front of the property there is parking for 3 vehicles. To the rear is hard-standing for an additional 4 vehicles.

### **SERVICES**

We are advised that mains gas, electricity, water & drainage are all supplied to the property.

### **DIRECTIONS**

From Lansdown Road, proceed along Julian Road which turns into Weston Lane with Royal Victoria Park on the left and The Approach Golf Course on the right. Proceed straight over the mini roundabout, continuing on Weston Lane, passing the Priory Hotel on the left and follow the road round to the right onto Weston Park East. Take the first turning left onto Weston Park and then the first turning right onto **Weston Park West. Selwood Place** will be found a short way along on the left hand side.

### **POSTCODE FOR MAPSEARCH BA1 4AR**

### **USEFUL LOCAL INFORMATION WEBSITE**

<http://www.bathnes.gov.uk>

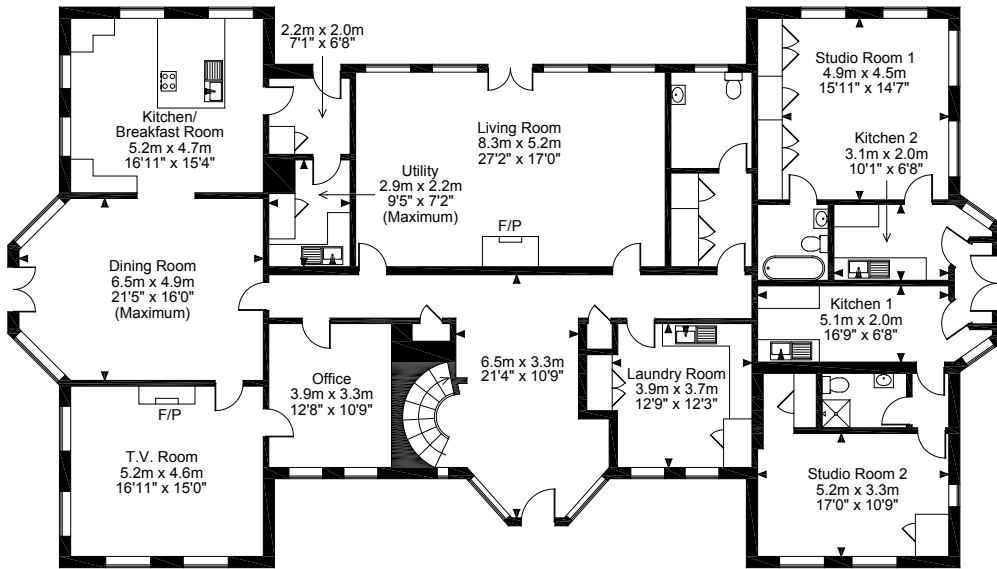
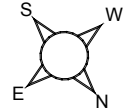
Bath & North East Somerset Council Website including schools, council tax etc

### **Appointments to view and all negotiations must be conducted through the agents.**

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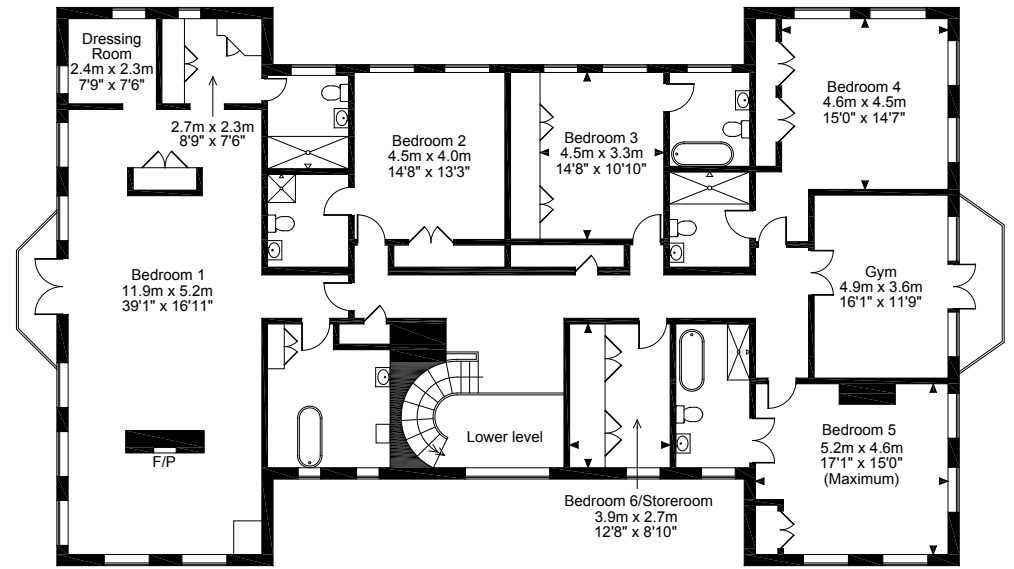


**Selwood Place, The Elms, Weston Park West, Bath**  
**Approximate Gross Internal Area**  
**Main House = 5395 Sq Ft/501 Sq M**  
**Studio Building = 837 Sq Ft/78 Sq M**  
**Total = 6232 Sq Ft/579 Sq M**



**Ground Floor**

**Studio Building**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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