



Dunedin Lodge, Weston Road, Bath BA1 2XT



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An elegant double fronted, detached villa providing over 4,000 sq. ft. of accommodation with gardens, garage and swimming pool, in this highly sought-after location

Entrance hall | Drawing room | Dining room | Study | Snug
Kitchen/dining area | Pantry | Utility room | Gym
Cloakroom | Vault | Master bedroom with ensuite bathroom
| 4 further double bedrooms | 2 further bathrooms | WC
Box room | Front and rear walled gardens | Swimming pool
and pool house | Greenhouse | Double garage | Parking
In all, approximately 0.34 acres

Situation

Weston Road is located on the west side of the city, linking Weston village to Royal Victoria Park and the centre of Bath. Dunedin Lodge, situated at the west end of the road, close to The Bath Priory and Weston Park, offers a flat walk into the city centre, or a short bus ride (approximately 1 mile). Amenities close by in Weston include the RUH complex, a supermarket, bakery, post office, pharmacy, café, and hair salons. The village is a popular location, noted for its friendly community, and has a church, two primary schools and a local park. There are well-regarded nurseries and schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins). The M4 motorway (J18) lies approximately 10 miles to the north.

Description

Dunedin Lodge is an outstanding and impressive detached property providing a splendid family home of generous proportions. Tucked away behind walled gardens in this prime location, it is ideally placed to enjoy all the convenience of city living with the added benefits of Royal Victoria Park and The Cotswold Way close by.

Entering the house via the front door, you are immediately struck by the fine double fronted layout and grand central hallway with reception rooms set to either side.

On your right-hand side is a double reception room which forms a light filled drawing room to the front of the house and a dining room facing the rear garden. A stone fireplace makes an attractive focal point, with hand-crafted pitch pine joinery in both rooms providing ample bookshelves and cupboards. One of the cupboards in the dining room is a bureau which provides an excellent drinks cabinet. Large sash windows allow light to flood in. Both rooms, plus the study, have original herringbone parquet. There is also original parquet in the currently carpeted hallway.







To the left side of the hall is a superb study, filled with light from the large sash windows, which has an attractive central fireplace with cast iron grate. Also off the hall, on the left side and to the rear of the study is another comfortable sitting room, currently used as a snug, ideal for watching TV.

Stairs lead down to a half-landing where you find a stylish rear porch with large glass doors that open to the garden terrace.

The stairs continue to the lower ground floor where you find a light and airy space with good height ceilings.

The kitchen extends from the front to the rear with a spacious dining area; it has triple-aspect windows and French-style glass doors onto the garden terrace. Flooring throughout this level is tiled, with underfloor heating. The kitchen has a comprehensive range of storage with white units, granite worktops and an island with built-in sink. There is a gas AGA, as well as an induction hob and integrated appliances. A pantry provides further storage with fitted cupboards, integrated deep freeze and wine fridge.

The large utility room has a butler's sink and access to the boiler and water system, all of which was renewed in 2009. The adjoining cloakroom has a useful storage cupboard which includes plumbing for potential use as a shower room. There is an additional room that is currently used as a gym. The vault has been tanked and provides a large storage space, running the width of the house.

On the upper two floors there are five double bedrooms and three bathrooms. On the first floor, the master bedroom suite has two large sash windows and floor to ceiling wardrobes along one wall. The ensuite bathroom has tiled floors and walls, a corner shower, and a bath. Two further double bedrooms both have built-in storage and basins. Additionally, there is a second family bathroom and separate WC.

On the second floor, there is a further bathroom and two further bedrooms, each with built-in bookcases lining one wall. One of the bedrooms, currently used as a study, has a box room providing spacious, walk-in storage with plumbing.





Outside

At the front, two stone pillars frame a wrought iron gate into the walled gardens.

A path leads through several trees towards the house where the space opens up with a large lawn and steps up to the front door. One of the great aspects of Dunedin Lodge is that it has large gardens to both the front and rear making it feel very countrified, despite being in the city. The tall trees at the front add to the feeling of seclusion.

There is access to the rear garden via wrought iron gates on both sides of the house. At the rear, the terrace extends the width of the house, enabling easy access from the glass doors on both lower ground and ground levels. From the centre of the terrace, steps lead up onto the lawn, framed to either side with deep flower borders, a mix of shrubbery and apple and silver birch trees.

The boundary is walled on all sides; the double garage and pool house forming part of the rear boundary. A good-sized greenhouse, built in 2020, adjoins the garage. The pool is heated by an air source heat pump. The pool area is paved and has its own sun terrace providing a private and sunny space. The garage is accessed here and opens onto a private road where there is also parking space adjacent to the garage. Both the garage and pool house have electricity.

General Information

Bath & North East Somerset Council. Council Tax Band G.

Mains services connected.



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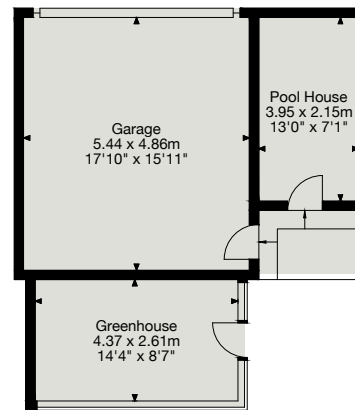
Gross Internal Area (Approx.)

Main House = 394 sq m / 4,236 sq ft

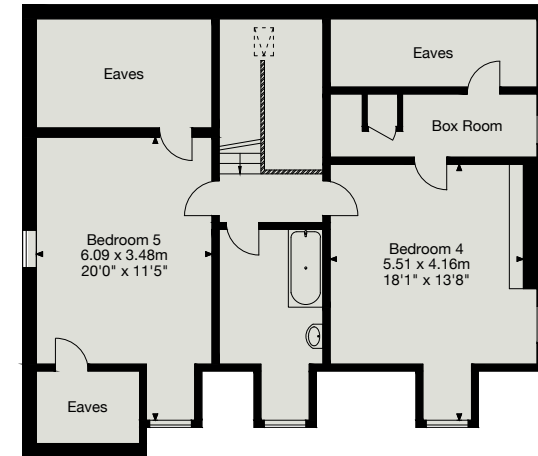
Garage = 46 sq m / 497 sq ft

Total Area = 440 sq m / 4,733 sq ft

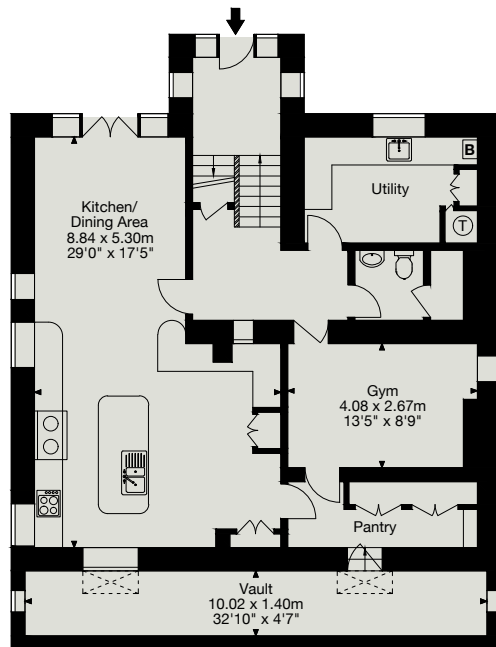
(Including Limited Use Area)



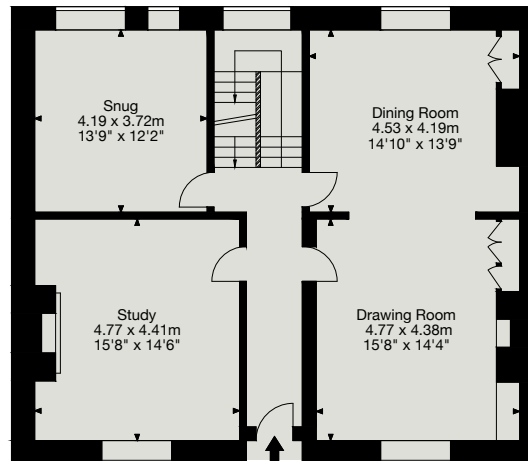
Garage



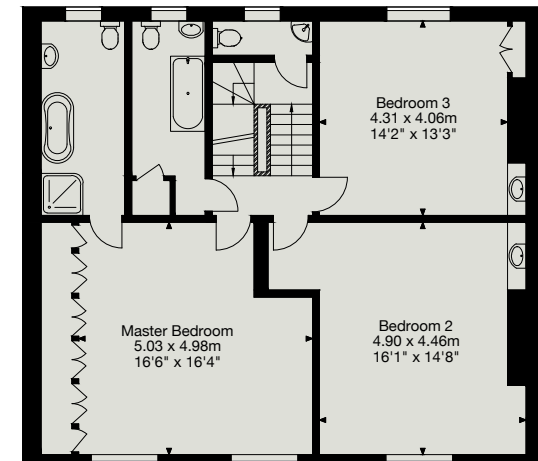
Second Floor



Lower Ground Floor



Ground Floor



First Floor



DUNEDIN

LOOSE