



Safa Lodge Charlcombe Lane Bath BA1 5TP

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A superb detached property sitting in extensive gardens, providing excellent scope to extend and enhance, subject to planning approval being granted

| Spacious entrance hall | Living room | Dining room | Conservatory | Breakfast room | Kitchen | Utility | 2 ground floor bedrooms (1 en suite) | Shower room | Extensive first floor living/bedroom with en suite shower | Beautiful gardens with far-reaching views | Garage/workshop | Parking |

Situation

Safa Lodge is located on the upper northern slopes of Bath, close to excellent schools including Kingswood, St Stephen's Primary School and the Royal High School.

Well situated for access to the M4, additional nearby amenities also include the popular Hare and Hounds pub, Lansdown Golf Club, Bath Racecourse and The Lansdown Club which provides tennis, squash and croquet facilities. St Stephen's church, St Stephen's Millennium Green and allotments are also nearby and provide the focus for many community events.

Bath city centre is just over a mile from the property and there are frequent bus services, including the Lansdown Park and Ride.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of educational, cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 10 miles north.

Description

Safa Lodge is a superbly positioned detached three-bedroom chalet bungalow with versatile accommodation over two floors.

The property is entered into a spacious entrance hall with stairs rising to the upper floor.

The views from Safa Lodge are exceptional with the main living rooms including sitting room, dining room, conservatory and kitchen all benefiting from these.

On the ground floor you will find a breakfast room, utility room, two bedrooms (1 en suite) and a shower room with a spacious loft conversion on the first floor providing further living/bedroom accommodation, together with a shower room.





There is an extensive loft storage area above bedrooms two and three, with access via a ceiling hatch in bedroom three, with a built-in ladder.

Externally

The gardens of Safa Lodge are wonderful and extend to approximately 0.45 acres.

A sweeping driveway leads to a parking area and the garaging, as well as gated access and further parking from Van Diemens Lane.

From Safa Lodge, there is a large front terrace, ideal for alfresco dining and entertaining, and an expansive lawned area bordered with attractive planting, mature shrubs and trees. To the rear and accessed from the hall, you will find a secluded patio with bbq area.

General Information

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

Freehold tenure.

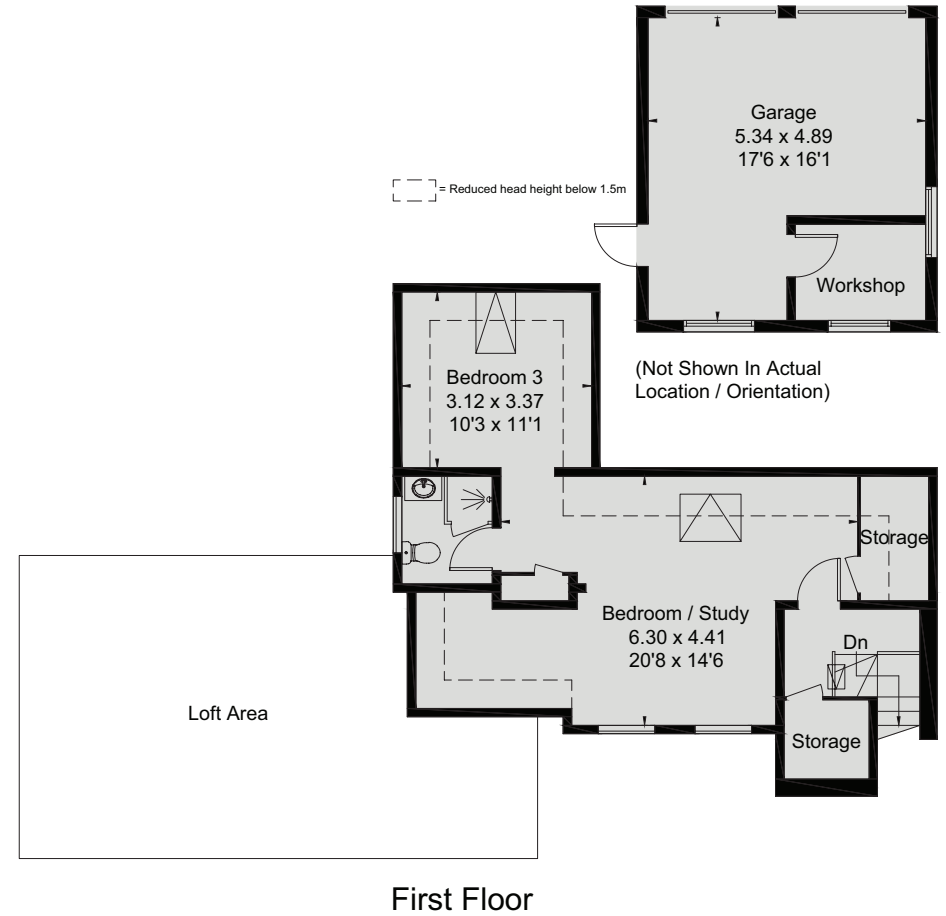
Mains services connected. Broadband 16 mbps.

Agent's Note

Please note that there is a covenant on the property, further details of which can be requested by contacting Crisp Cowley.



Approximate Floor Area = 208.6 sq m / 2245 sq ft
 Garage = 26.2 sq m / 282 sq ft
 Total = 234.8 sq m / 2527 sq ft



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