



Wyvern Lodge, Lansdown Road, Bath, BA1 5TB



## Wyvern Lodge, Lansdown Road, Bath, BA1 5TS

**A well-presented substantial 'Arts and Crafts' style semi-detached family home located on the middle slopes of Lansdown with off-street parking and a garage**

| Entrance hall | Sitting room | Kitchen/dining room | Utility room | Cloakroom | Master bedroom with ensuite bathroom | 4 further bedrooms | Family bathroom | Shower room | Delightful, secluded garden | Timber shed | Attached garage | Parking for several cars |

### Situation

Wyvern Lodge is situated on the middle slopes of Lansdown with an attractive leafy outlook. It is well positioned for easy access to the M4 motorway and the wider motorway network, as well as for the City of Bath itself. Bath Spa Station has regular high-speed trains to London Paddington with journey times from 90 minutes. The city centre of Bath is within walking distance, an easy drive, and there is also a regular bus service.

Bath is a World Heritage City with a wealth of culture, fine architecture, and a wide range of recreational opportunities. The City is renowned for its many and varied shops and restaurants, as well as its theatre, premiership rugby team and the famous Roman Baths and Thermae Bath Spa.

There is a selection of some of Bath's finest schools within walking distance including The Royal High, Kingswood and St Stephen's Primary. Locally, you also have the Lansdown Club (tennis, squash and croquet). The location is really quite superb and marries a rural countryside feel with the heart of the City close at hand.

### Description

Built in 2002 to a very high specification by the well-respected local developers, Future Heritage, Wyvern Lodge is a substantial 'Arts and Crafts' style semi-detached family home of much character, offering practical and versatile accommodation in a sought-after residential area.

Entrance hall with guest cloakroom, attractive oak flooring extending through the sitting room and into the kitchen/dining room.

Good sized south-west facing sitting room into bay with attractive stone fireplace with inset gas fire, extensive fitted range of hand-built storage and shelving units, double doors to dining room.

Spacious kitchen open plan to dining room with comprehensive range of bespoke hand painted units with granite and solid woodwork surfaces, integrated appliances, Rangemaster gas oven with Rangemaster cooker hood over, Quooker boiling tap, French doors to rear garden.

Utility room with range of storage, door to rear garden and internal door to garage, space for washing machine, space for American style fridge/freezer and plumbing for filtered water, tiled floor, wall mounted Valliant central heating boiler.











Stairs to first floor.

Master bedroom with attractive rear aspect over garden, fitted wardrobes. Ensuite with sanitary ware from Villeroy & Boch and Hansgrohe comprising bath with shower over, basin, heated towel rail.

Bay fronted double bedroom to the front with an attractive leafy aspect, built-in wardrobes.

Contemporary style family bath and shower room with plantation shutters to window and a further bedroom to the rear with cupboard housing a Megaflo cylinder.

Stairs to second floor with two large double bedrooms, both with good eaves storage.

Shower room with walk-in shower, basin, heated towel rail and tiled floor.

#### Outside

To the front, the property is approached via stone pillars and provides freestanding parking for several cars, a courtyard area and access to the large garage.

To the rear is a very attractive garden, paved and secluded, with a wealth of mature shrubs and trees to include a well-stocked herb garden and two flowering cherry trees. Composite decking area for table and chairs and a brick-built barbecue. Timber shed.

Good-sized garage with power and light, sliding doors to access, internal door to utility room. EV charging point.

#### General Information

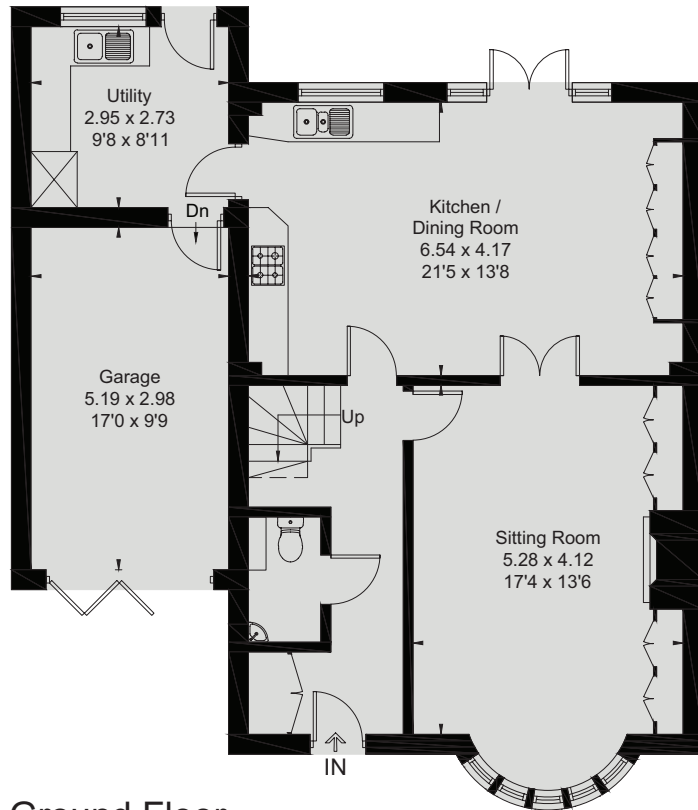
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

Mains services connected.

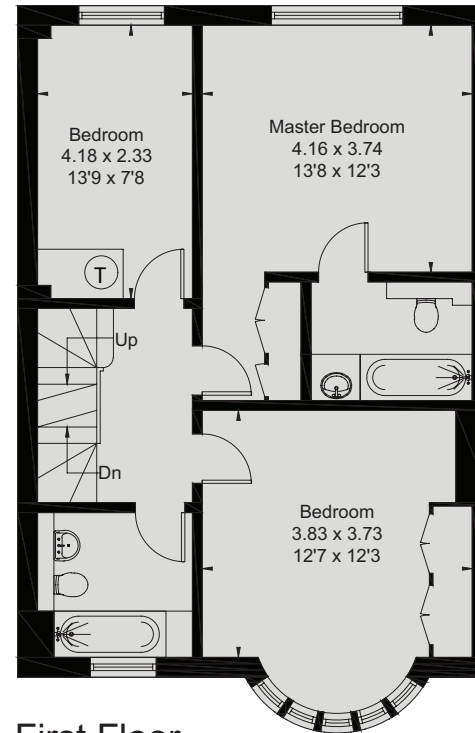


Approximate Floor Area = 201.1 sq m / 2165 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 217 sq m / 2336 sq ft

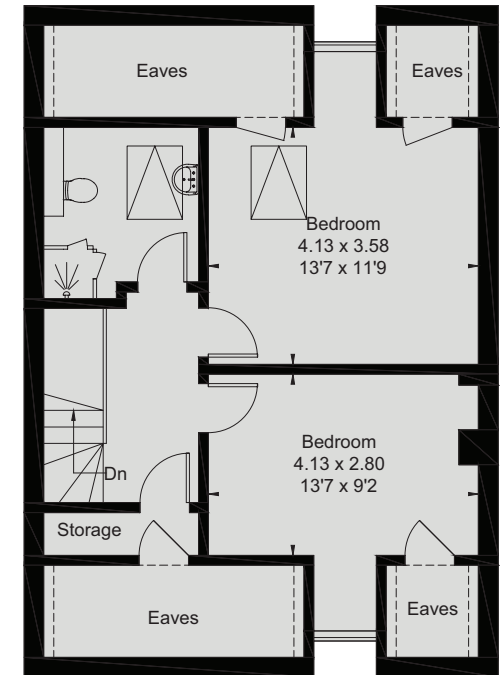


Ground Floor

[ ] = Reduced head height below 1.5m



First Floor



Second Floor



