



Wychwood, 39 High Bannerdown, Bath, BA1 7JZ

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A substantial 4-bedroom detached property requiring complete modernisation, set in a wonderful south-facing plot of approximately 0.367 of an acre

| Entrance hall | Spacious sitting room | Sun lounge | Dining/breakfast room | Kitchen | Cloakroom | Boiler room | Store/pantry | Master bedroom with ensuite bathroom | 3 further bedrooms | Family bathroom | Separate WC | Established gardens | Double garage | Store Room | Off-street parking for several cars |

Situation

Situated in an outstanding position, well away from main road traffic on the eastern outskirts of Bath, close to Batheaston, where there are facilities for every day needs and from which regular bus services run to the city centre. There is also extremely good access to the M4 (Junction 18) and the surrounding countryside provides endless countryside walks. Both Bath Spa and Chippenham railway stations provide direct links to London Paddington and Bristol Temple Meads.

Locally, there are various excellent private and state schools including Batheaston and Bathford primary schools, The Royal High, Kingswood, King Edwards and Stonar. The City Centre provides a wealth of cultural, culinary and recreational facilities.

Description

Wychwood is a substantial property sitting within a wonderful Southerly facing plot of 0.367 of an acre. Having not been on the open market for circa 50 years, the property requires complete modernisation throughout. Please read the agent's note for further details.

Wychwood is situated in prime position in the top right-hand corner of the loop of High Bannerdown. The location offers great privacy and seclusion along with incredible Southerly views. The existing accommodation is well laid out and has a good flow, with period features which include woodwork and wrought ironwork.

Covered porch.

Large reception hallway with coat cupboard. Guest WC.

Spacious sitting room, leading to sun lounge, both enjoying lovely views over the gardens. French doors to terrace.

Dining/breakfast room with front aspect over gardens.

Kitchen with base and wall mounted storage, side aspect.

Boiler room. Store/pantry. Side door to passageway behind garage.

Stairs to good sized landing, loft hatch (large attic space possibly suitable for conversion subject to the necessary consents).

Grand-sized master bedroom with dual aspect including incredible far-reaching countryside views. Extensive range of built-in wardrobes.





Ensuite bathroom with bath and shower, no WC.

Three further bedrooms all with views.

Family bathroom and separate WC.

Outside

The good-sized grounds which measure 0.367 of an acre and the overall setting and views from Wychwood are truly the crowning glory of the property. Our clients' children and their friends had many adventures tree climbing and running about within them. Combined with the nearby walking around Bannerdown, this location is a great opportunity for those who want countryside living but not isolation. Wrap-around established gardens mainly laid to grass, many mature trees, fruit trees, herbaceous and flower borders. A good-sized terrace runs along the front elevation beside the garden with an area for a table and chairs.

Store room with potential as a home office.

Double garage - with power and light. Sliding access doors on a track. Off-street parking for several cars.

General Information

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

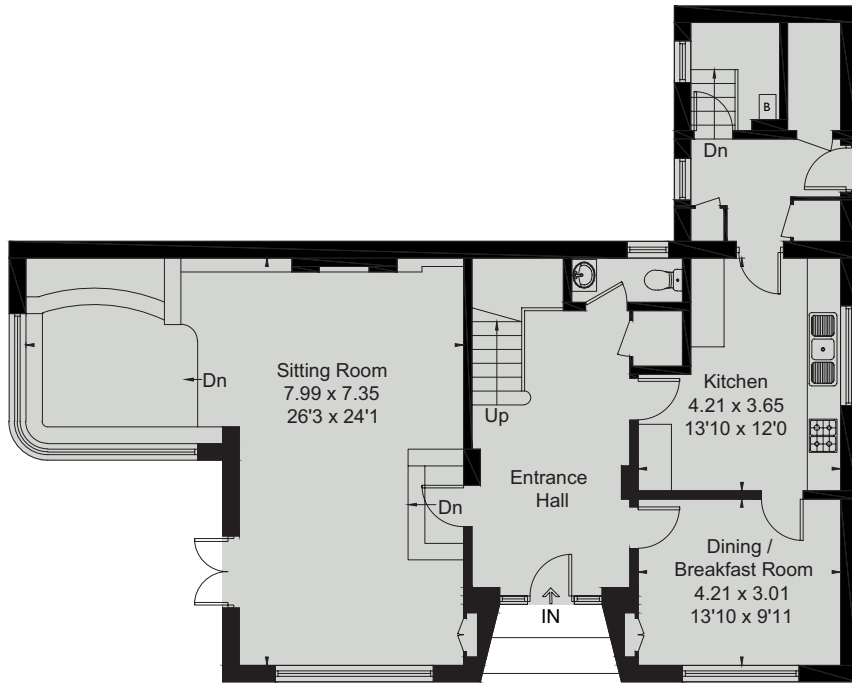
Freehold tenure. Mains services connected.

Agent's Note

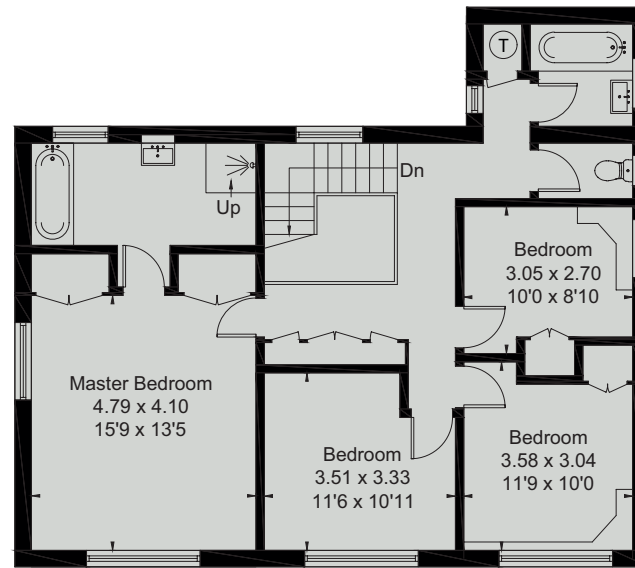
Wychwood requires significant modernisation and as such an independent surveyor condition report has been commissioned for review by prospective buyers to read prior to any viewing being conducted. This purchase is either for a buyer looking to undertake a major property refurbishment or potentially utilise the impressive plot for a newly built replacement dwelling, subject to the necessary planning and consents required. We are seeking cash purchasers, as we have been given professional opinion that the property is likely unmortgageable.



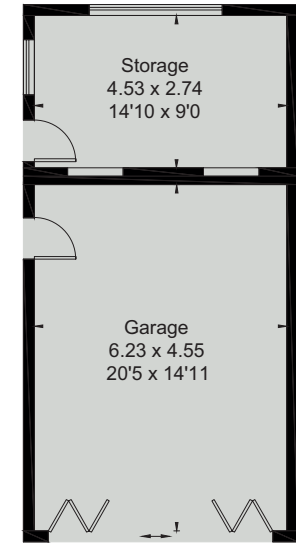
Approximate Floor Area = 187.9 sq m / 2022 sq ft
 Garage = 28.4 sq m / 306 sq ft
 Storage = 13.2 sq m / 142 sq ft
 Total = 229.5 sq m / 2470 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)