



27 Horsecombe Brow Combe Down Bath BA2 5QY

A beautifully presented and extended five-bedroom family home with south facing rear garden and off-street parking in ever popular Combe Down

| Spacious entrance hall | Sitting room | Kitchen/dining/living room | Study/bedroom 5 | Utility room | Cloakroom | Master bedroom with en suite shower room | 3 further double bedrooms | Family bathroom | Home office/games room/gym | Storage sheds | Ample parking |

Situation

Horsecombe Brow is a popular cul-de-sac within the Combe Down area of Bath. This family home is superbly positioned for Combe Down Primary and Ralph Allen secondary schools. The location is also convenient for access to Shepherd's Walk, The Bath Clinic and The University of Bath. Local amenities include a pharmacy, Co-op convenience store and a bakery on Bradford Road opposite the entrance to Horsecombe Brow. The Cross Keys public house is also nearby. There is a regular bus service into the city centre, giving access to Bath's many excellent shopping and leisure facilities.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. Communication links are excellent with a mainline rail link to London Paddington (journey time approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes). Junction 18 of the M4 is approximately 10 miles north of the City.

Description

A beautifully presented and thoughtfully extended in 2018 five-bedroom family home of 2,061 square feet, with glorious southerly views over the Midford and South Stoke Valleys.

Spacious entrance hall with attractive oak flooring which continues throughout the ground floor and all the principal rooms, built-in storage for coats, shoes etc. Downstairs cloakroom.

An impressive southerly facing kitchen/dining/living room with extensive range of bespoke hand-built storage, large central island with integrated AEG electric induction hob and storage, twin Samsung electric ovens one with plate warming drawer, Quooker boiling tap, integrated Bosch dishwasher, underfloor heating, space for American style fridge/freezer, views over gardens, 'Ultraline' aluminium sliding doors to garden with electric security locking mechanism, ceiling mounted electric blinds.

Sitting room with lovely southerly aspect over the rear garden from huge picture window, "Morso" log burner.

Utility room with front aspect and space for both washing machines and a tumble dryer, sink and storage.

Study/bedroom 5 with floor to ceiling aluminium door to garden.

Stairs to first floor landing space with useful under-stairs storage, side and front aspects.

Master bedroom with range of built-in wardrobes, lovely southerly garden views.







Ensuite with stunning white fittings and impressive vaulted ceiling, a large walk-in shower with hand shower fitting and overhead "rain drench" shower head, large hand basin with storage beneath, tiled floor, back to wall WC, electrically controlled Velux window, chrome heated towel rail.

Two further bedrooms both with built-in wardrobes.

Family bathroom with shower over bath, sink with storage beneath, WC, heated chrome towel rail and tiled floor.

Stairs to fourth bedroom with good eaves storage options and fabulous far-reaching southerly views towards Midford Castle, the South Stoke plateau and surrounding countryside beyond.

Ensuite shower room, WC, basin and chrome heated towel rail and garden aspect.

Outside

Well established and generous sized south facing rear garden mainly laid to lawn with array of beautiful flowers and perennial plants, herbaceous borders and an apple tree. Raised deck area with lots of entertainment space, rear gate out onto Shepherd's Walk, ideal if you have a dog or like to go for walks into the countryside.

Home office/games room or gym with power and light, cedar clad to reflect the main house extension, electric heating and ethernet connection. Additional garden tools/machine store. Outside power sockets.

Off-street parking for 3/4 cars with fast charging EV point, bike shed, additional power socket to charge another EV potentially, if required.

General Information

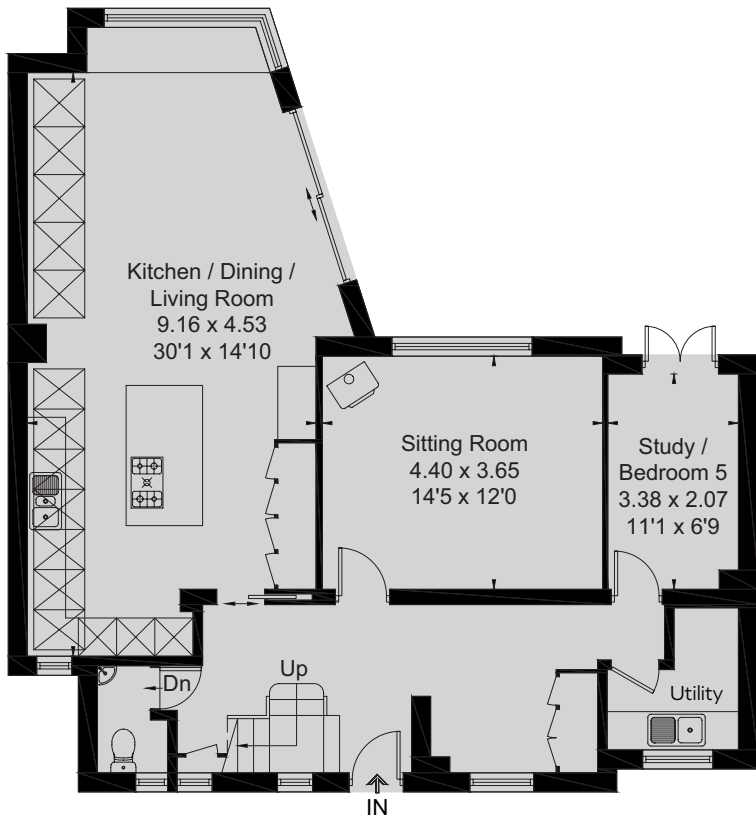
Bath & North East Somerset Council. Council Tax Band F.

Freehold tenure.

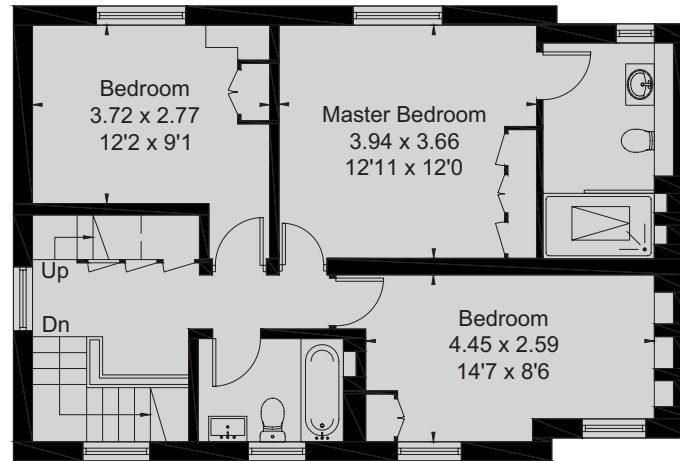
Mains services connected.



Approximate Floor Area = 178.1 sq m / 1917 sq ft
 Gym / Office = 13.4 sq m / 144 sq ft
 Total = 191.5 sq m / 2061 sq ft

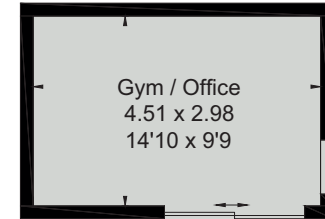


Ground Floor

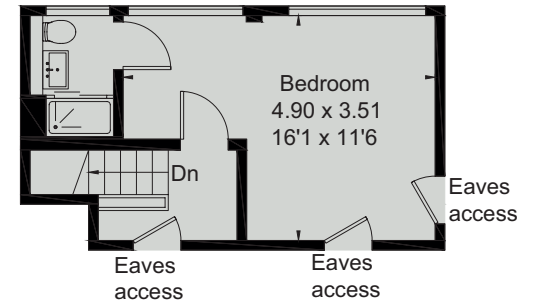


First Floor

[] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Second Floor

