



Ashdell, Sham Castle Lane, Bath, BA2 6JN



An exceptional detached family home spanning in excess of 3,300 sq. ft. and situated in one of Bath's most highly-regarded locations. Open plan living, stylish interior design, enclosed garden and plenty of parking all add to the appeal of this stunning city home also benefitting from super views

Entrance hall | Spacious kitchen/dining/sitting room with bifold doors to dining terrace | Study/reception room | Adjoining bathroom and dressing room | Utility room | Cloakroom | Master bedroom with ensuite shower room and sauna | Guest bedroom with ensuite shower room | 4 further bedrooms | Jack and Jill bathroom | Family bathroom | Gym/playroom | Secluded garden | Double garage | Private drive and parking | Storage shed | Solar Panel System with Battery Storage |

Situation

Discover the perfect blend of city living and suburban tranquillity in Sham Castle Lane. This peaceful, sought-after residential location offers easy access to Bath's vibrant city centre while providing a private, peaceful retreat in a tucked-away location set back from the street. Enjoy the convenience of nearby amenities like Tesco Express, Myrtle Mee Florist, and Dexters Coffee Shop.

Sham Castle Lane is surrounded by renowned schools, including King Edward's, Prior Park College, The Paragon, Monkton Combe, Bathwick St Mary's Primary, and Widcombe Junior. The esteemed University of Bath, with its world-class sports facilities, is within 1 mile of the property.

Nature enthusiasts will love the Sham Castle Golf Course and the nearby National Trust land. The Bath Skyline Walk, Sydney Gardens and The Holburne Museum (featured in Bridgerton) and Cafe, Henrietta Park, the world-famous Great Pulteney Street and beautiful canal walks are all only a short walk away.

Commuting is a breeze. Bath Spa Railway Station, with direct links to London and Bristol, is within walking distance. Junction 18 of the M4 is approximately 10 miles away, providing easy access to major highways. Experience the best of both worlds: the convenience of city living and the peacefulness of a suburban neighbourhood.

Description

This contemporary-style detached residence spanning more than 3,300 sq ft boasts open-plan living, smart interior design, an enclosed garden, ample private parking and beautiful views over the city of Bath - all within walking distance of Bath's best-rated private and public schools, the town centre, transport links and multiple local attractions and parks. Recently renovated with top-quality features, including new windows, a solar panel system, and a new roof that has been completely stripped, re-felted and battened, the property is in excellent condition.





Discover Ashdell: Your Modern Family Haven

Step inside and be greeted by a spacious entrance hall that leads to a convenient coat and shoe area. A guest bedroom with an ensuite shower room is located to the left of the hall.

The heart of the home is the stunning open-plan kitchen, dining, and living area. This 40-foot space features a stylish kitchen with a semi-gloss finish, a long island and breakfast bar, and high-quality appliances, including a Küppersbusch oven, microwave and Kitchenaid American-style fridge. An induction hob and Miele dishwasher complete the package.

Out of the kitchen/dining area, two sets of bifold doors open onto a delightful composite decked terrace with beautiful views over the city of Bath perfect for hosting and spending time outdoors.

At the rear of the kitchen is a well-equipped utility room with a sink, washing machine, dryer and cupboards that provide practical storage. The utility room houses the pressurised water

cylinder and a Worcester boiler with an additional boiler fitted in the garage. From here you can access the back garden and storage shed via the back door.

On the other side of the entrance hall, you'll find a generous cloakroom, two bedrooms sharing a Jack and Jill shower room, and a spacious study that can easily be converted into a sitting room or playroom. This room also features a large ensuite with a bath, shower and a walk-in dressing room with plenty of hanging and storage space.

Two staircases lead to the lower level. A contemporary glazed staircase from the study descends to a gym or playroom with bifold doors to the garden. This area also includes a beautifully designed brick shower room, traditional timber sauna and walk-in linen closet.

At the far end of the lower level is the spacious master bedroom with sliding door wardrobes and fitted gas fire. The room also has bifold doors that open onto the garden.

Descending the stairs from the kitchen, you'll find two more bedrooms and a luxurious bathroom with a jacuzzi bath and shower. Both bedrooms have bifold doors leading to the garden.

With its versatile layout, high-quality features, and beautiful, private outdoor spaces, Ashdell is the perfect home for families seeking a modern, comfortable, and stylish living space.

Externally

Enter Ashdell through electric wooden gates off Sham Castle Lane where the private tarmac driveway leads down to the house. Here you'll find ample parking and a double garage with an electrically operated louvered door to provide parking for 2 cars and convenient storage.

To the rear of the garage, you'll find the equipment for the solar panels, battery storage, and Viessmann boiler, along with a hard-wired car charging unit (Tesla).

The main gardens are situated to the west, offering stunning views of the Abbey from the substantial decked terrace off the kitchen. Descend the stairs to the large, peaceful and private lawn garden enclosed by mature hedges and trees. A useful storage shed is located on the eastern side of the house.

With its secluded setting and beautiful garden, Ashdell offers a truly private and enjoyable living experience.

General Information

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

Freehold tenure. Mains services connected.

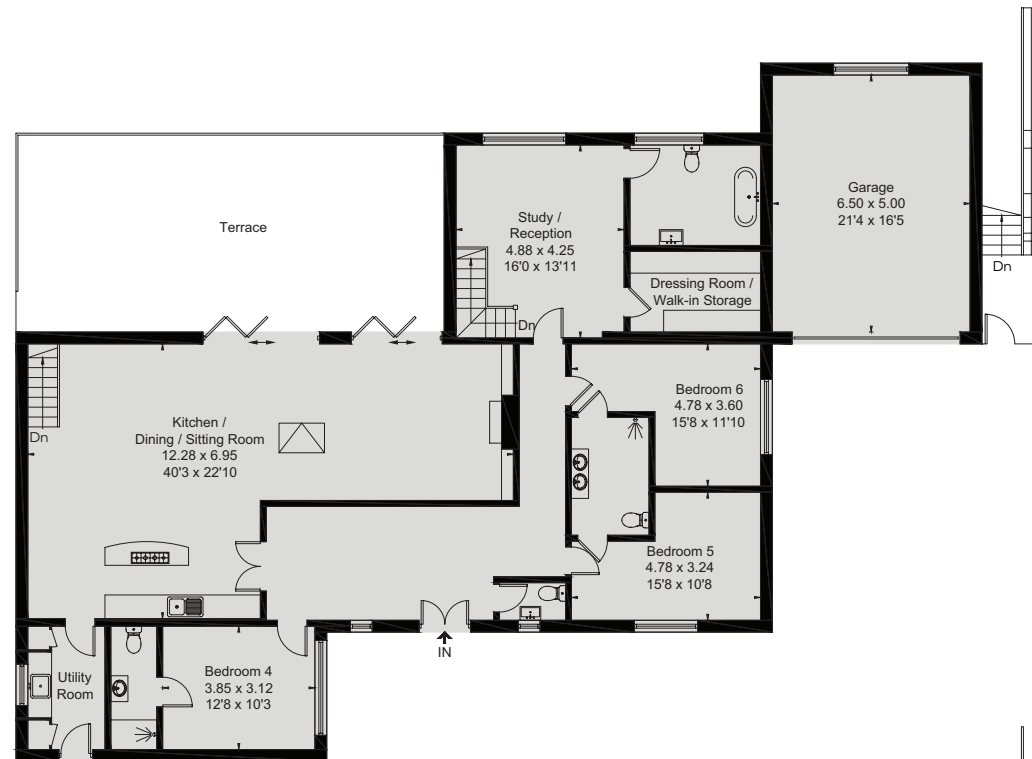
Fitted 20 x 445w AB solar panels with manufacturer's 15 year product warranty and 25 year performance warranty commencing 2024.

1 x Fox 6kW Hybrid inverter and 2 x Fox 5.18kW batteries, both with manufacturer's 10 year warranty commencing 2024.





Approximate Floor Area = 312.6 sq m / 3365 sq ft
 Garage = 32.5 sq m / 350 sq ft
 Total = 345.1 sq m / 3715 sq ft



Upper Ground Floor

