



The Beeches, Entry Hill Drive, Bath, BA2 5NL

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**A well-presented detached four bedroom family home approaching 2,000 square feet, set in an elevated and secure plot with wonderful far-reaching views**

| Entrance hall | Triple aspect living room | Study | Kitchen/dining room | Cloakroom | Utility room | Sitting room/study | Master bedroom with ensuite bathroom | 3 further bedrooms | Family shower room | Delightful gardens | Greenhouse | Double integral garage | Ample parking |

### Situation

Entry Hill Drive is a private road on the south side of Bath, just beyond Bear Flat and Entry Hill. The Beeches is set amongst a selection of fine period and modern homes and can be found at the end.

Sitting within both a substantial and elevated plot, the house enjoys fabulous views towards the City of Bath and countryside beyond. There is access to local amenities including the schools Paragon, Beechen Cliff, Hayesfield and Prior Park, local shopping and regular bus services, yet a peaceful location. There is a footpath from Entry Hill Drive which splits with pleasant walks to both Perrymead and Lyncombe Vale. The Two Tunnels cycle path is within 1 km of the property with the cycle network connecting Midford and Bristol. Bath Spa station is approximately 1.5 miles away with trains to London Paddington (1hr 20m).

### Description

The Beeches is a superb detached family home constructed in 1986 with four bedrooms and having had a kitchen extension in 1996, all sitting within an impressive and private plot behind wooden gates.

The house offers 1,971 square feet of well-arranged accommodation sitting in a most attractive elevated setting on the Southern side of the city with far-reaching and fabulous views out towards the city and onto Bristol beyond.

Spacious entrance hall with large sunken mat well, glazing to either side of front door with integrated blinds, attractive timber flooring. Guest WC.

Stairs down to Sitting room/Study with French doors to terrace, side garden aspect, cupboard housing Worcester CH boiler, understairs storage cupboard.

Kitchen/Dining room with lovely garden aspect and French doors. Extensive range of storage, integrated AEG gas hob with extractor over, a microwave and twin AEG electric ovens.

Utility room with storage, space for washing machine, internal door to garage.

Living room with wonderful triple aspect views over gardens, French doors to balcony, attractive timber flooring, built-in gas fire.

Study with lovely views over rear gardens, timber flooring.

Stairs to first floor.







Landing - built-in wardrobe.

Master bedroom with far-reaching dual aspect views, built-in wardrobes.

Ensuite bathroom, shower over bath, WC, basin with storage beneath, heated towel rail, garden aspect, part tiled walls.

Three further bedrooms.

Shower room with a side garden aspect, a walk-in shower, WC and basin.

#### **Externally**

Private driveway providing additional car parking leading to gated entry. Off-street parking for several cars in front of the property.

Double-sized integrated garage with power and light.

In one section, a neatly manicured lawn provides a relaxing space to unwind or play, with a majestic Hornbeam tree as its centrepiece to the north of the property. There are well-established borders, framing the edges with a variety of flowers and shrubs. The garden features terraced levels, adding depth to the landscape and offering different vantage points to enjoy the scenery. Amidst it all, vegetable patches and raised beds provide a practical yet charming touch, growing herbs and vegetables for the kitchen. A greenhouse is also standing nearby.

#### **General Information**

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

Freehold tenure.

Mains services connected.

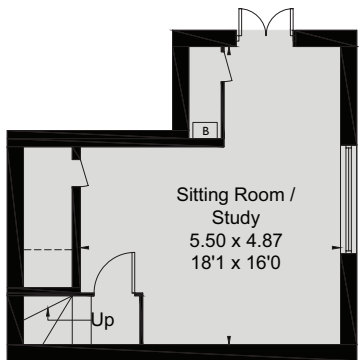
Notes: The Beeches was constructed in 1986. The house was extended to the kitchen in 1996 and the property is situated in a Conservation Area. Replacement windows were installed in 2003. A new Worcester central heating boiler was installed in May 2022. There is an active Entry Hill Drive Residents' Association and community email group for those interested in joining.



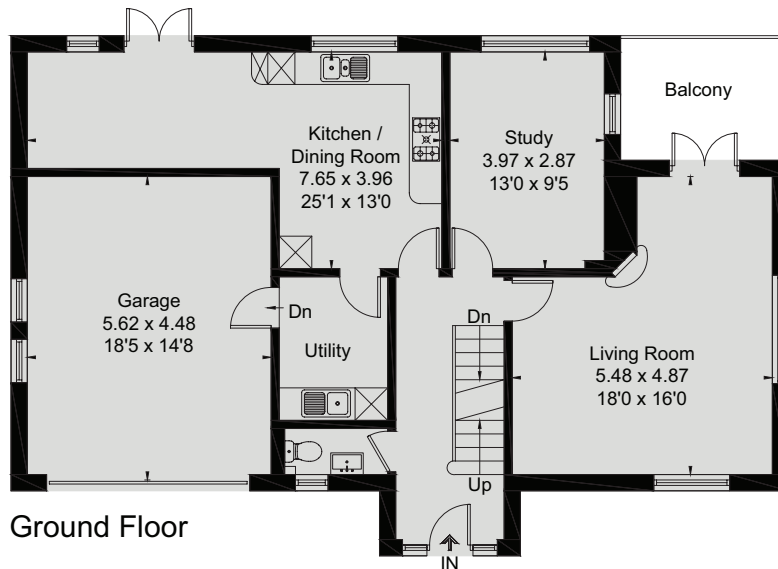
Approximate Floor Area = 183.1 sq m / 1971 sq ft

Garage = 24.7 sq m / 266 sq ft

Total = 207.8 sq m / 2237 sq ft

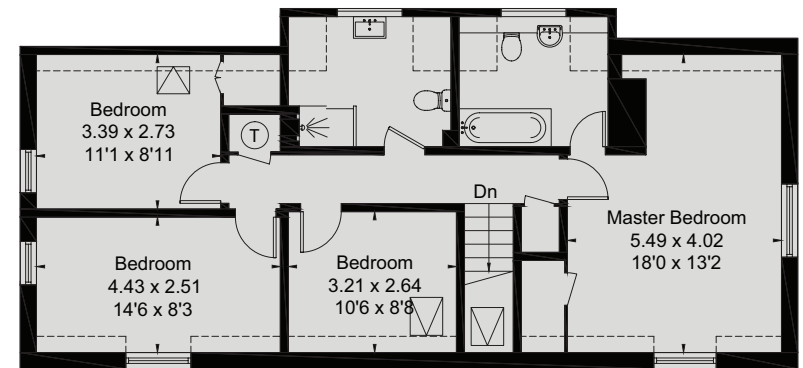


Lower Ground Floor



Ground Floor

[---] = Reduced head height below 1.5m



First Floor

