



15 Tynning Road, Bathampton, Bath, BA2 6TQ

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A beautifully presented modern home of 3,764 square feet, constructed by Charcombe Homes in 2019 in a semi-rural setting with grounds of circa half an acre.

Entrance hall | Kitchen/dining/living room | Sitting room | Study | Utility room | Playroom/Media Room | Downstairs WC | Master bedroom suite with dressing room and ensuite bathroom | Four further double bedrooms | Two Bathrooms | Double Garage | Garden Office | Outbuilding | Large rear garden | Driveway, off street parking |

Situation

The Meadows is situated on the edge of the attractive village of Bathampton, approximately 2.5 miles from Bath City centre and lies within the Cotswolds Area of Outstanding Natural Beauty. The village has a range of local amenities including shopping facilities, doctors' surgery and dentist, public house and a well-regarded primary school.

The canal towpath provides a delightful walking or cycling route offering relatively level access into the Centre of Bath. There is easy access towards the M4 (approximately 10 miles) via the toll bridge which links Bathampton to Batheaston (A4/A46).

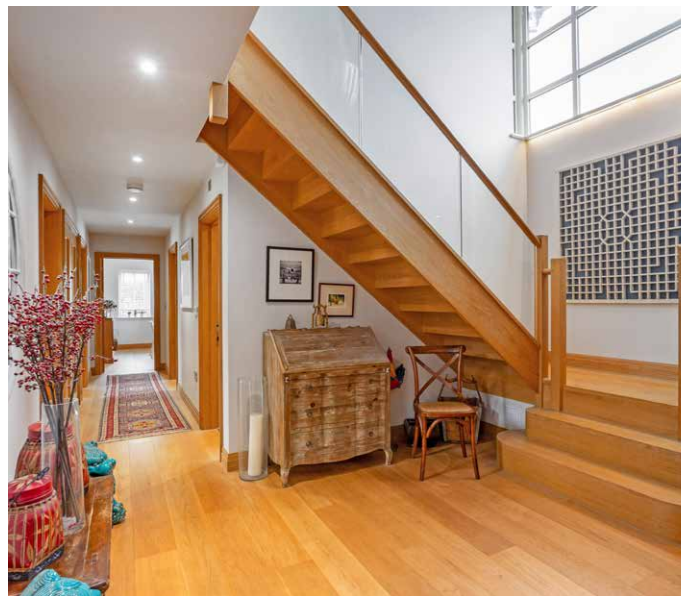
Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms amongst other famous historic sites and museums. It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.

There are excellent sporting opportunities nearby. Local golf courses include Bath, Lansdown, Kingsdown and Bowood, rugby clubs include Bath, Bristol and Gloucester. There is also county cricket and horse racing at Bath, Newbury, Wincanton, Salisbury and Chipstow.

Description

Grand entrance hall with fantastic room volume, built-in cupboard for coat hanging, beautiful wooden flooring with under floor heating which features throughout the property.

Combined open plan kitchen/dining/living room with fantastic triple aspects over rear gardens and the surrounding countryside. A modern contemporary style kitchen with extensive range of storage, a large central island unit combining lots of available storage, two integrated Siemens electric ovens, Siemens electric hob unit with overhead extractor, double sink unit, integrated





Siemens dishwasher, two built-in Siemens fridges with freezer units under each. The dining and seating areas share two sets of large sliding doors out into the rear gardens and expansive terrace area.

Study with French doors providing access to and views out over the rear gardens.

Sitting room again with French doors out to the rear of the property, lovely views out over the gardens and surrounding countryside, feature fireplace with log burner.

Utility room with useful storage, door to front driveway, spaces for both washing machine and tumble dryers, sink unit, door to plant room housing CH boiler.

Playroom/media room with dual aspects to front and side of property.

Downstairs WC with hand basin with storage under, part tiled walls and chrome heated towel rail.

Stairs to spacious first floor landing space with a large linen cupboard with shelving and housing a pressurised hot water cylinder.

Principal bedroom suite with a spacious master bedroom with lovely rear aspect overlooking gardens and the surrounding countryside, door to fitted out dressing room leading to a luxurious ensuite bathroom comprising bath, a double sink unit with two drawer storage beneath, WC, enclosed shower unit with both overhead and hand showers, rear aspect window, chrome heated towel rail, tiled floor and part tiled walls.

Bedroom 2 with attractive dual aspects, ensuite bathroom with 'Jack and Jill' arrangement to adjoining bedroom 5, with bath, shower, wash basin, WC, part tiled walls and tiled floor, chrome heated towel rail.







Externally

Wooden gates leading to expansive front driveway providing off street parking for several vehicles.

Large double garage with power and light. The upstairs area is suitable for use as additional office space and many residents within the development have converted their garages to ancillary accommodation uses, subject to the necessary consents. Garden office with power and light. Outbuilding for additional storage or use.

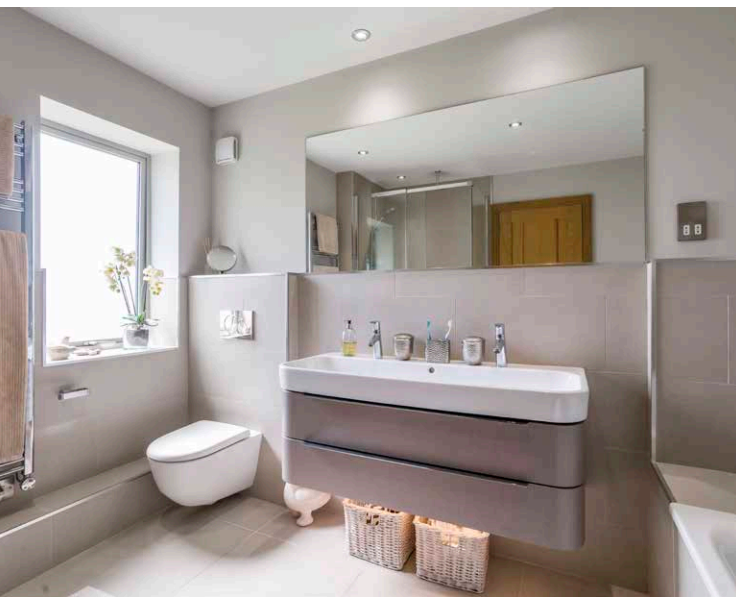
The large rear garden is a striking feature of the property backing onto open countryside with glorious views. Mainly laid to lawn with a multitude of established fruit trees including apple, pear, quince and white cherry blossom all featuring. Additionally, there is a plum tree to the front of the house, there are raised vegetable growing beds to the side of the property, a sunken trampoline in the lawn which could be retained or the space repurposed, perhaps a fishpond, for example.

General Information

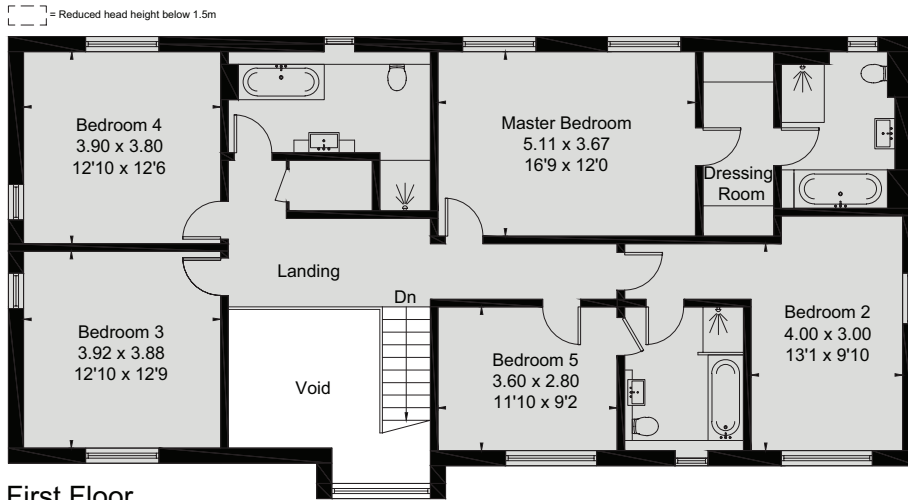
Bath & North East Somerset Council. Council Tax Band G.

Tenure is Freehold

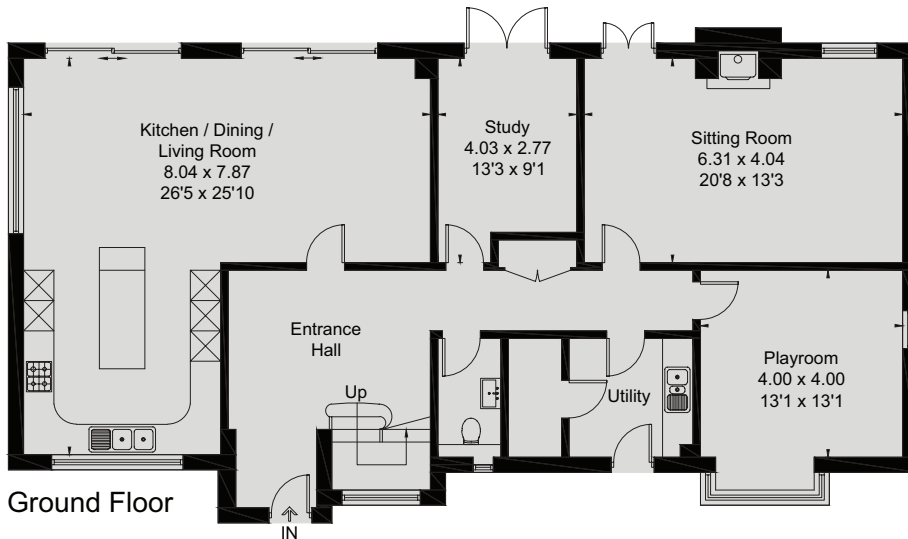
Mains services connected.



Approximate Floor Area = 271.9 sq m / 2927 sq ft
 Garage = 48.0 sq m / 517 sq ft
 Outbuilding = 29.7 sq m / 320 sq ft
 Total = 349.6 sq m / 3764 sq ft (Excluding Void)



First Floor



Ground Floor

