



Dilkhush Charlcombe Lane Lansdown Bath BA1 5TT

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A fine detached house sitting in a highly sought-after position close to open countryside.

| Entrance hall | Sitting room with French doors to balcony | Dining room | Kitchen | 3 double bedrooms (1 en suite) | Family bathroom | Family/games room | Conservatory | Study/occasional bedroom 4 | Utility room | Storeroom | Garden | Integral garage | Driveway parking |

Situation

Dilkhush is located on the upper northern slopes of Bath, close to excellent schools including Kingswood, St Stephen's Primary School and the Royal High School.

Well situated for access to the M4, additional nearby amenities also include the popular Hare and Hounds pub, Lansdown Golf Club, Bath Racecourse and The Lansdown Club which provides tennis, squash and croquet facilities. St Stephen's church, St Stephen's Millennium Green and allotments are also nearby and provide the focus for many community events.

Bath city centre is just over a mile from the property and there are frequent bus services, including the Lansdown Park and Ride.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of educational, cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 10 miles north.

Description

Entering the house via the front door, the hallway leads to the left side where there is a generous dining room with hatch to the kitchen and built-in unit which is double sided to the sitting room.

The sitting room has a double aspect with large French doors out to a balcony providing a lovely place to sit and enjoy the views. A central marble fireplace with gas fire creates a focal point.

Back to the hall, you find the kitchen which has a good range of wall and base units and good quality appliances which include a Siemens dishwasher, four-ring gas hob, Siemens oven and microwave oven. In addition, there is a fridge freezer and granite worktops complete the picture.

To the other side of the ground floor are three bedrooms, a bathroom, and a shower room which is ensuite to bedroom 1 and has secondary access from the hall so makes a handy cloakroom for guests.





Stairs lead down to a very spacious lower ground floor. This provides a large family/games room which has a door through to the conservatory. There is an undercroft storeroom at one end and to the other there is a further room which could be used as a study or an occasional fourth bedroom. Finally, there is a utility room with plumbing for washing machine, some basic units and a sink.

A doorway leads through to the integral garage.

Outside

To the front of the house there is a range of attractive bushes allowing some privacy. To one side is a paved area which leads to a path that runs down the side of the house to the rear. To the opposite side a tarmacadam driveway slopes down to the garage which has automated up and over door. There is a further small piece of garden to the left of the driveway. To the rear of the house there is a narrow strip of garden which is mainly paved, with further mature shrubs.

General Information

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

The tenure is Freehold.

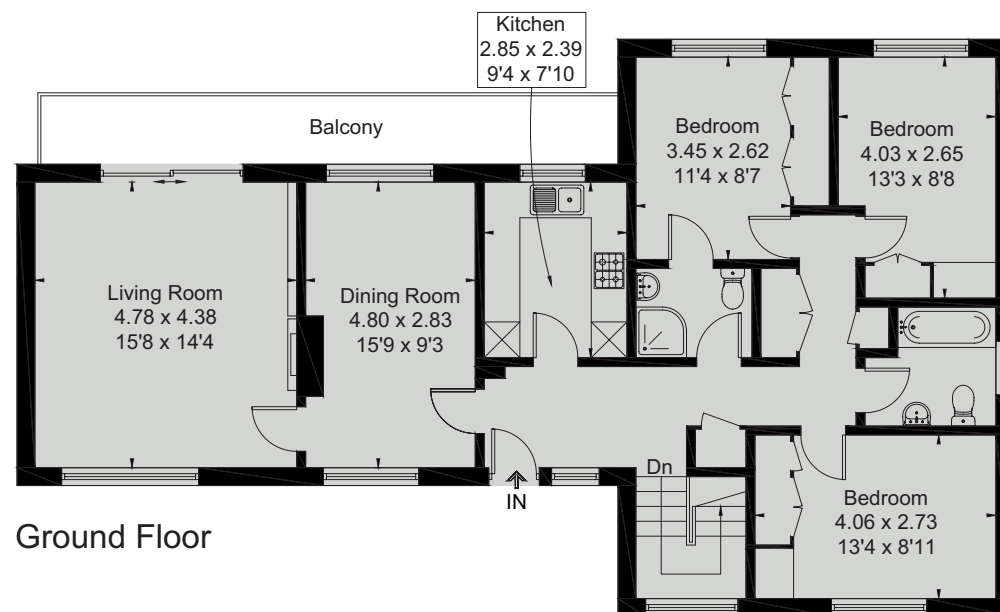
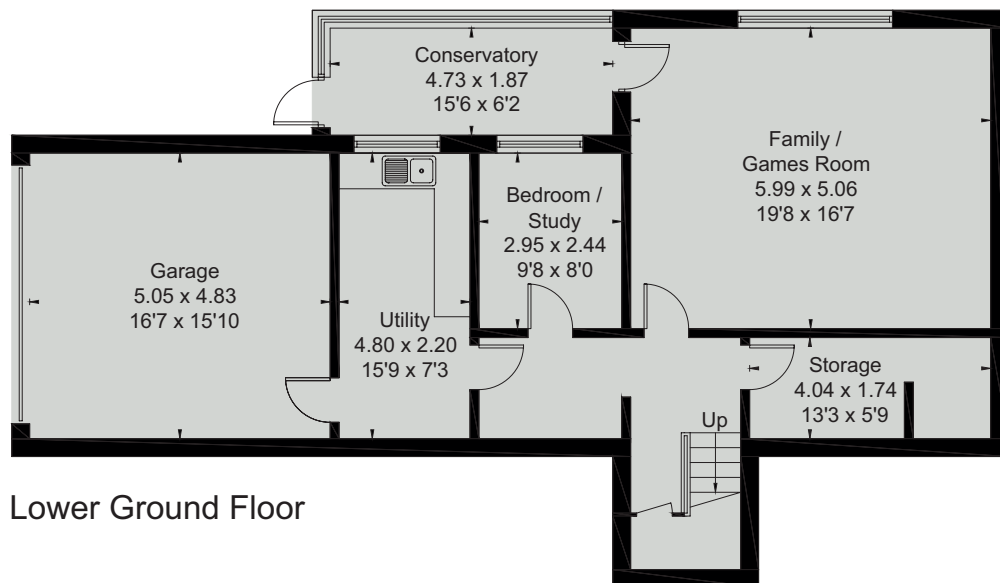
Mains services connected.



Approximate Floor Area = 183.8 sq m / 1978 sq ft

Garage = 24.2 sq m / 260 sq ft

Total = 208.0 sq m / 2238 sq ft



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