



Gainsborough Lodge, Rockery Park, North Road, Combe Down, Bath, BA2 5DN

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Attractive three double bedroom, single storey contemporary home, built in 2017 and set amongst landscaped grounds, situated in a quiet, wooded setting

| Spacious entrance hall | Kitchen/dining/living room | Utility room
| Master bedroom with ensuite shower room | 2 further double bedrooms | Family bathroom | Landscaped gardens | Driveway parking for 3/4 cars |

Situation

Rockery Park is an exclusive development of only 11 properties nestling in a quiet, picturesque setting. The thoughtful, modern design using natural stone and wood cladding alongside sympathetic landscaping, blends perfectly with the natural surroundings, providing plenty of space and light.

This desirable home is superbly positioned for the wide range of local amenities which Combe Down has to offer including a doctors' surgery, dentist, two pharmacies, award winning delicatessen, bakery and convenience stores. Additionally, there is a Tesco Express/petrol station and a large Sainsburys supermarket within a short drive. Schooling in the area, both private and state includes Prior Park, Monkton Combe, Ralph Allen, two primary schools, three nurseries and a special educational needs school. Adjacent to Rockery Park are Rainbow Woods; a picturesque natural woodland with many footpaths and magnificent views and Bath's famous 'Skyline Walk'.

There is a regular bus service into the city centre, giving access to Bath's many excellent shopping and leisure 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

Spacious hallway, cupboard coat hanging and alarm system panel.

Utility room housing central heating boiler, space for washing machine, sink, storage and side aspect.

Kitchen/dining/living room with modern fitted kitchen incorporating a large island with integrated storage, Siemens double electric ovens, Siemens five-ring gas hob unit with Siemens extractor hood over, integrated AEG fridge/freezer and Neff dishwasher.

Triple aspect living area with impressive, vaulted ceiling, Chesney's log burner, wooden flooring, attractive views over gardens with sliding doors leading out.





Spacious master bedroom (front) with dual aspect, oak wooden flooring, two built-in double wardrobes, sliding doors onto private terrace, ensuite shower room comprising a large walk-in shower, Duravit sanitary ware, chrome heated towel rail, tiled floor and side aspect.

Bedroom 2 (rear) with oak wooden flooring and attractive rear garden aspect.

Bedroom 3 (front) with oak wooden flooring, front garden aspect.

Family bathroom with suite of Duravit sanitary ware, bath with shower over, heated towel rail and side aspect.

Outside

To the front of the property there is a block paved driveway providing off-street parking for at least 3/4 vehicles. The front garden has a timber storage shed, lawned borders with beds containing various shrubs and plants. To the side and rear of the property is a good-sized landscaped garden with patio area, flower beds with an abundance of shrubs and plants, fenced to the boundaries.

General Information

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

Freehold tenure.

Mains services connected.

Agent's note

The property is double glazed with smart glass double glazing to the rear elevation.

Underfloor heating throughout.

Current service charge for communal areas - £202.45 per month.



Approximate Floor Area = 115.9 sq m / 1247 sq ft

