



Holly Lodge, Claverton Down Road, Bath, BA2 7AP







## Holly Lodge, Claverton Down Road, Bath, BA2 7AP

**A beautifully presented four-bedroom Edwardian detached house spanning over 2,500 square feet and surrounded by glorious and extensive gardens of approximately 1.195 acres situated within a National Landscape Area and Green Belt**

| Entrance hall | Sitting room | Family room | Study | Kitchen/dining room | Utility room | Shower room | Master bedroom | 3 further double bedrooms (1 ensuite) | Study area | Family bathroom | Garage | Ample parking | Garden shed | In all, approximately 1.195 acres |

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### Situation

Holly Lodge is situated on Bath's highly-regarded southern slopes and is particularly well placed for easy access to several high achieving state and independent schools which include the nearby Monkton Combe School, Ralph Allen School, Prior Park College, The Paragon School, King Edwards Schools, Combe Down Primary School and Widcombe Primary School. World class sporting facilities are available at Bath University which is on the doorstep, and Bath Rugby and Cricket Clubs. Combe Grove Manor, a hotel, club and spa is within walking distance.

Claverton Down is perfectly placed for easy access on foot or bus into Bath city centre which offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well-respected music and literary festival, and many pre-London shows at The Theatre Royal.

Transport links include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station, the M4 is approximately 10 miles to the north and the M3 is easily accessed via the nearby A36 and the A303. Bristol Airport is reached in approximately 45 minutes and London Heathrow in just over 2 hours.

### Description

Holly Lodge offers beautifully presented and well-arranged accommodation over three floors, all flooded with great natural light.

Front door into spacious entrance hallway with timber flooring.

Family room with feature stone built fireplace, timber flooring and attractive aspect over the front and side gardens.

Sitting room with bay window, timber flooring, cast iron fireplace, front and side aspects over gardens.

Study, again with dual aspects, timber flooring.







Spacious kitchen/dining room with extensive range of storage, space for American style fridge freezer, integrated dishwasher, large kitchen island with integrated storage, self-cleaning Godin gas range cooker with wall mounted Godin cooker hood above, built-in wine cooler, fitted larder cupboard, floor tiling.

Dining room extension with an impressive, vaulted ceiling, attractive triple aspects over gardens, window seating, door to gardens.

Utility room with plumbing for washing machine, water softener, tiled floor.

Shower room with fully tiled enclosed shower, WC, hand basin, part tiled walls, wall mounted heated towel rail.

Stairs to first floor, understairs linen cupboard, cupboard housing CH boiler and Megaflo pressurised hot water cylinder.

Master bedroom with south westerly views over front gardens, fitted range of wardrobes and set of drawers.

Spacious double second bedroom overlooking the front, again with attractive south westerly views, cast iron fireplace and range of fitted wardrobes.

Large third double bedroom to the rear with additional study area, cast iron fireplace, side aspect.

Family bathroom with superb modern suite comprising twin basins set in vanity unit with storage beneath, walk-in shower with rain drench overhead shower head and an additional hand shower attachment, WC, enclosed bath with side filler taps, both side and rear aspects and a useful built-in store cupboard.

Stairs to second floor leading to spacious double bedroom four with far-reaching aspects front and rear, eaves storage. Additional large eaves storage cupboard.

En suite shower with stylish suite comprising a fully tiled shower, WC, chrome towel rail, basin with storage under, part tiled walls, mi-light lighting system.

### Outside

Secure electric gates lead to a large, gravelled driveway leading up to the front of the house and which provides off-street parking for several cars.

A notable feature of Holly Lodge are its glorious, flat and well-established gardens and grounds, amounting to an overall plot size of 1.195 acres. At the rear of the house is an extensive garden terrace, ideal for entertaining and dining alfresco, as well as to enjoy the views. The terracing leads onto large expanses of lawn, a large variety of mature trees flank the boundaries, box hedging, lots of attractive planting and mature shrubs. Garden shed.

### General Information

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

Freehold tenure.

Mains electricity, gas and water supplies are connected. Private drainage.





Approximate Floor Area = 238.8 sq m / 2570 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 256.9 sq m / 2765 sq ft (Excluding Shed)





