



Bathwick Villa Bathwick Hill Bath BA2 6LA



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A superb, detached villa, built in 2005 and providing approximately 3,000 sq. ft. of well-proportioned accommodation in this highly sought-after location

| Entrance hall | Inner hall | Sitting room | Drawing room | Study/bedroom 5 | Cloakroom | Kitchen/breakfast room | Utility room | Lobby | Second cloakroom | Master bedroom with en suite bathroom | Guest bedroom with en suite shower room | 2 further double bedrooms | Family bathroom | Well-stocked, wrap-around gardens | Terracing | Double garage |

Location

Bathwick Villa occupies an outstanding position on Bathwick Hill with spectacular views over the City, situated above the Kennet & Avon Canal and close to National Trust Fields. There are local shopping facilities available on Bathwick Hill including a Tesco Metro, Myrtle Mee the florist and Dexters, a great little coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities. There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, The Paragon, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within easy walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

Description

Bathwick Villa is a handsome Georgian-style, detached villa constructed in Ashlar. The property is extremely well laid out providing an excellent balance of accommodation over two floors, with four/five bedrooms, two spacious reception rooms and a double garage.

Entering the house via the front door there is an attractive entrance hall, to the rear of which is a generous cloakroom and in front there is a further hallway, ideal for coats, hats and boots.

Fine arched, glazed doors open through to a beautiful sitting room which has a feature staircase with iron balustrading and a rosette motif. The stairs themselves and the flooring is oak. To the far end is a circular bay window providing views to the front of the house.

This leads you through to the drawing room which has a double aspect and a central fireplace with gas poker. Both the reception rooms have a superb sense of space and comfort.

To the rear of the drawing room is a fifth bedroom. However, we feel this would also make a superb study. A door adjacent to this provides a large understairs cupboard.





Back to the hall, you go through a further pair of arched glazed doors to a super kitchen/ breakfast room. This room is ideal for families and provides plenty of space for entertaining. The kitchen has a comprehensive range of wall and base units with granite worktops. A peninsula cleverly divides the kitchen from the dining area and there are French doors out to a charming courtyard. Appliances in the kitchen provide you with a Rangemaster cooker, integrated dishwasher and fridge freezer. Off the kitchen, one door opens to a well-fitted utility room where the Worcester Bosch boiler is housed and there are further units and a sink. Another door off the kitchen takes you to the back door lobby and to a second downstairs cloakroom.

Upstairs, you find a generous landing which creates a great feeling of space, set off which are four bedrooms. The master bedroom is of a very good size and has built-in wardrobes and its own ensuite bathroom. Bedroom two also has an ensuite shower room and built-in wardrobes. There are two further double bedrooms and an attractive family bathroom to the side of which is an airing cupboard with hot water cylinder.

Externally

The gardens wrap around the house providing plenty of year-round interest. The drive culminates to one side with a double garage and to the other a granite cobbled section leads you to the front door. This area is a really great place for morning coffee.

Steps lead you down to a lawned area of garden where there is a pond with central stone sculpture. The front garden has a long run of beech hedging giving a great feeling of privacy. To the far side of the garden, pathways lead up to a raised area of garden, flanked with well-stocked herbaceous plants. There are several fine trees which include a beautiful acer, a pittosporum and an olive tree.

At the rear of Bathwick Villa is a terrace which is ideal for summer barbecues or drinks. An iron staircase takes you up to roof terrace above the garage which gives the most stunning views towards Bath and the west.

General Information

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

Mains services connected.

The tenure is Freehold.

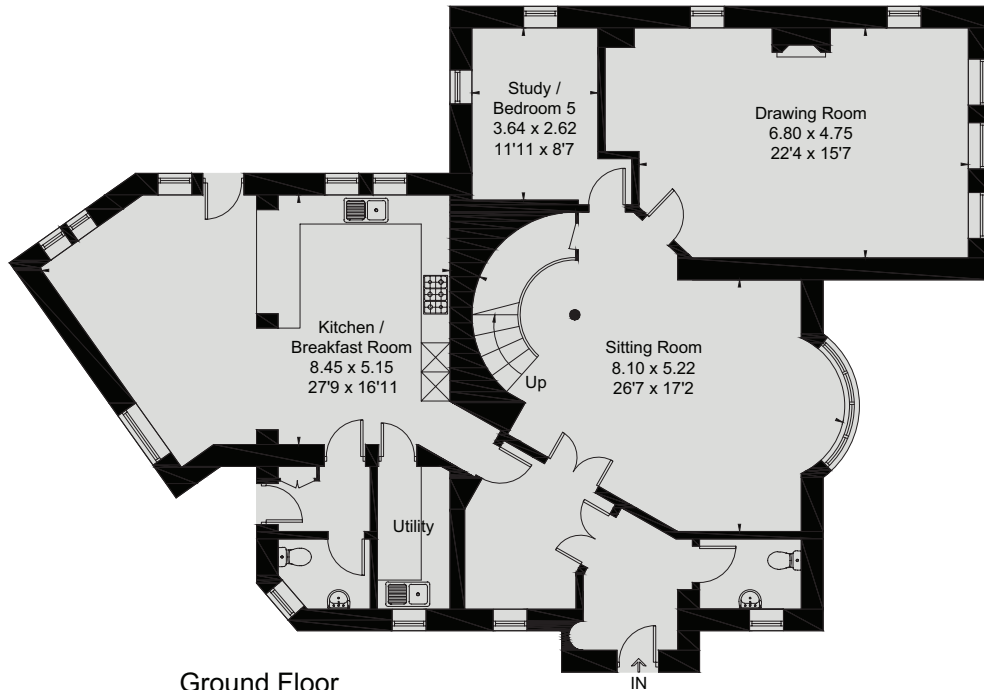




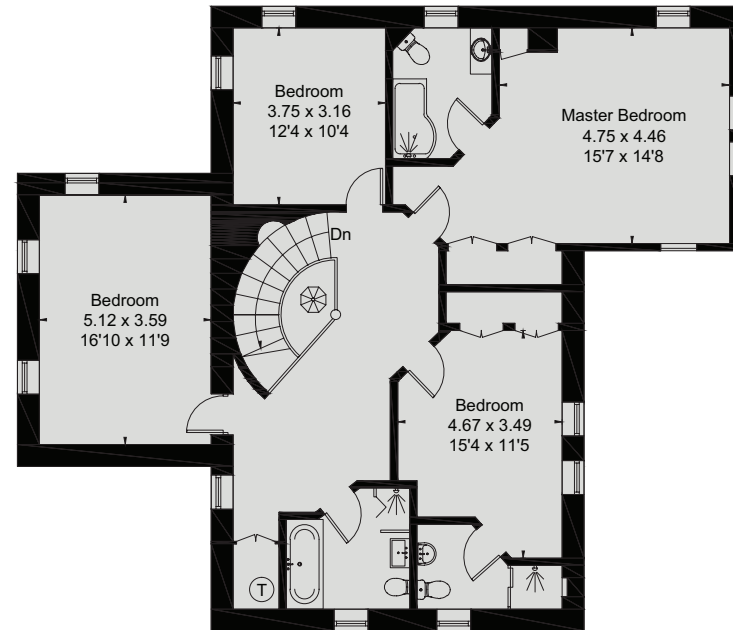
Approximate Area = 273.0 sq m / 2938 sq ft

Garage = 38.9 sq m / 419 sq ft

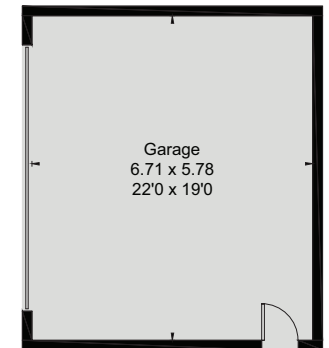
Total = 311.9 sq m / 3357 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

