



3 Greenway Crescent, Greenway Lane, Bath, BA2 4FB

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A superb contemporary townhouse situated within a luxury gated development enjoying lovely semi-rural woodland views

Entrance hall | Snug | Kitchen/dining room | Utility room | Cloakroom | Wonderful drawing room with balcony views | Master bedroom suite with balcony, dressing room and ensuite bathroom | 3 further bedrooms (1 ensuite) | Family bathroom | Spacious terrace | Astro grass lawned garden | Integral garage and additional parking for 2 |

Situation

The location of Greenway Crescent gives fantastic access to the city centre and Bath Spa Railway station, a 15-minute away walk down through Holloway. A short stroll away, the Bear Flat amenities are excellent and include The Good Bear café, Da Vinci deli, the renowned Menu Gordon Jones restaurant, a pharmacy, pub, Co-op, Majestic Wine and Cook food shop.

Local access to both state and private schools including Beechen Cliff, Prior Park, Paragon and Hayesfield could not be better and as such No. 3 Greenway Crescent makes a superb family property.

The wider amenities of the city centre offer a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world-famous international music and literary festival, the Theatre Royal, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

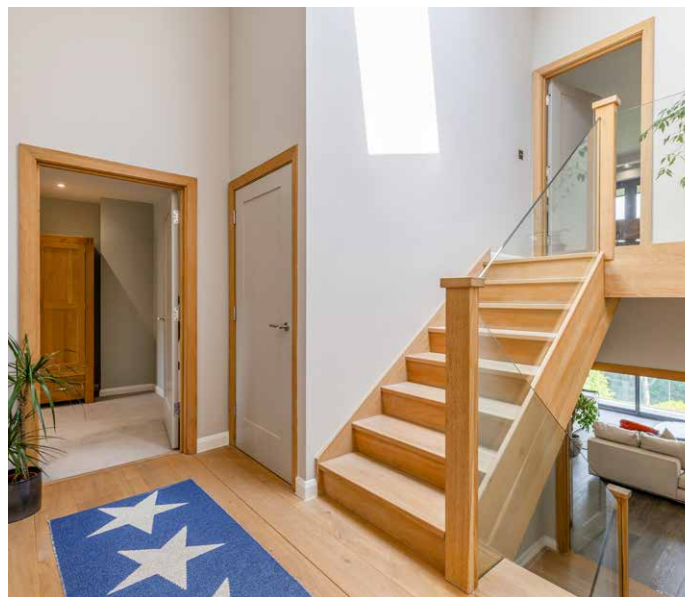
World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent spa and gym facilities at The Gainsborough, The Royal Crescent, The Priory and Combe Grove Manor Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station. The M4 Motorway (Junction 18) is 10 miles to the north and Bristol Airport can be reached in around 45 minutes.

Description

No. 3 Greenway Crescent is a magnificent mid-terraced townhouse forming part of a development of luxury houses which includes four houses in the crescent and one unique detached home. Originally built in 2017, we believe No. 3 to be the first re-sale house in this exclusive, safe and secure gated development.

The property enjoys stunning accommodation of approximately 3,200 square feet laid out over three split-level floors. The proportions and room volumes are superb and afford an exceptional level of finish. Constructed of high-grade Bath stone elevations, the house is designed to take full advantage of the setting and views. Classic design blends seamlessly with a contemporary feel with high end fixtures and fittings complementing a traditional townhouse layout.







Entering the house via the front, you are welcomed into a well set out entrance hall with a generous storage cupboard. To your right is a door to the integral garage which has light, water and power.

To your left is a cosy snug which can easily make a perfect study.

There is also a well-fitted utility room with a stainless steel sink, plumbing for a washing machine, shelving, pressurised hot water cylinder, and a whole-house water filter and water softener. Adjoining is a downstairs cloakroom.

Stairs lead down to a fine kitchen/dining room which is completely open plan with bi-fold doors out to the terrace and garden. To one end is a full ashlar stone wall giving the quality of traditional Bath. To the other side is a great hand-built contemporary kitchen with central island and stone work surfaces. Appliances include two Siemens ovens, Gaggenau five-ring gas hob, oven and twin plate warmers, Bosch dishwasher, separate integrated fridge and freezer, and a walk-in larder.

On the first floor, double doors lead into an incredible drawing room which is the full width of the house. This has a Stovax gas wood burner and French doors leading out to a balcony, a perfect place to enjoy the semi-rural views of woodland.

To the rear of the first floor are three good-sized double bedrooms, one ensuite, and a family bathroom with bath and wet room shower.

On the top floor is the most superb master bedroom, again with wonderful views and a walk-out balcony. Flanked on either side in a great split-level design is an ensuite bathroom and dressing room.

Externally

To the front of the house there is space to park one car and opposite the drive is a further dedicated space.

Integral garage with Hormann electric doors and provision for EV vehicle charging.

The rear garden consists of one main terrace which leads down to a further area with astro grass.

General Information

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

The tenure is Freehold.

There is a Residents' Management Company responsible for the common areas. The current service charge is £600.00 per annum.

Mains services connected. Underfloor heating throughout.

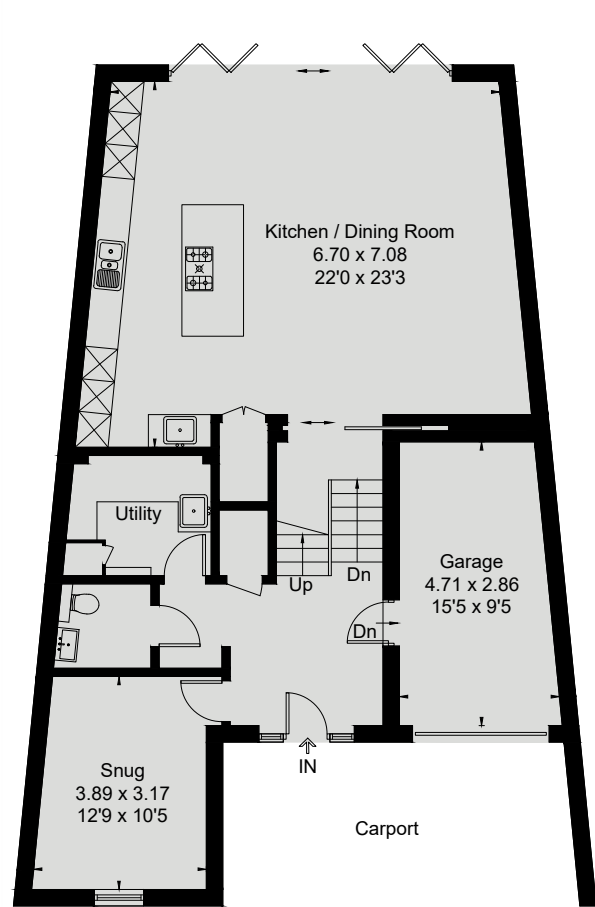
Private gated development with integrated security system.



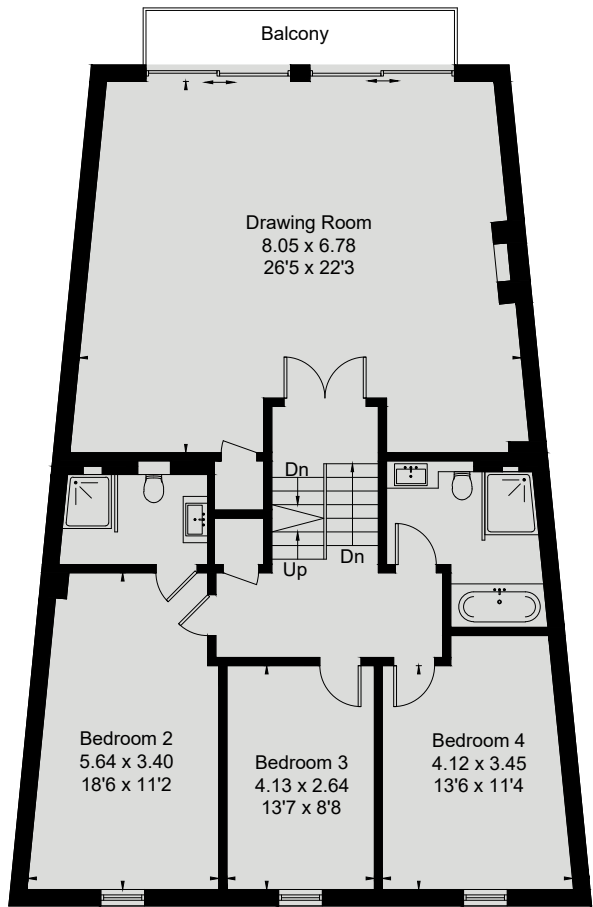
Approximate Floor Area = 297.6 sq m / 3203 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 311.8 sq m / 3356 sq ft



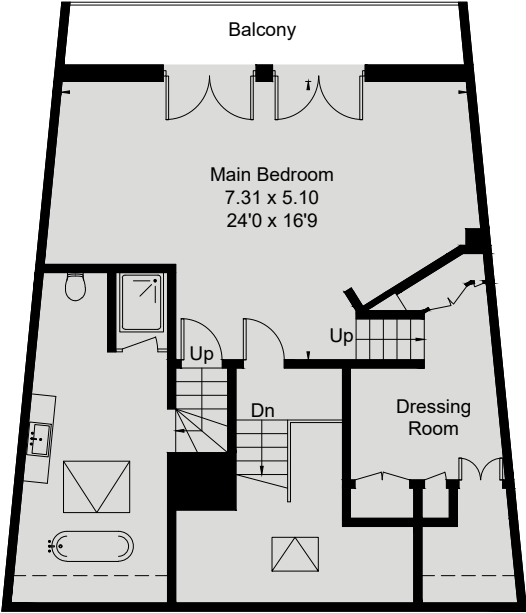
[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

