

Yew Tree Lodge, 1c Cleveland Walk, Bath, BA2 6JS









**An impressive detached modern home built in 2019 and offering over 3,000 square feet of beautifully designed living space, located in one of Bath's premier roads on the southern slopes.**

| Entrance hall | Wonderful open plan living room/dining/kitchen with bifold doors to garden | Guest cloakroom | Master bedroom suite with dressing room and ensuite shower room | 2 further first floor double bedrooms | Family bathroom | Spacious study/bedroom 4 | Bedroom 5/sitting room with access to terrace | Landscaped west-facing rear garden with raised sun deck and ornamental pond | Delightful sun deck to front | Gym/home office | Plant room | Secure gated parking for 2 vehicles |

### Situation

Cleveland Walk is a much sought-after residential location, ideally situated on the southern slopes of Bath. There are local shopping facilities available on nearby Bathwick Hill including a Tesco Express, 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, Monkton Combe, Ralph Allen, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. The highly regarded University of Bath is within 1 mile and also provides a wide range of sports facilities used by many recent Olympians, including a 50m pool and athletics track. Bath Spa University is approximately 5 miles away. Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

### Description

Yew Tree Lodge is a striking, detached modern home, built in 2019 and offering over 3,000 sq. ft. of beautifully designed living space. Finished to a high standard throughout, the property is thoughtfully laid out to provide both style and functionality. The ground floor is particularly impressive, featuring a spacious open-plan living area that flows effortlessly into the kitchen and dining spaces. Full height bi-folding doors at either end flood the space with natural light and create a seamless connection to the stunning outdoor areas, enhancing the home's bright and airy atmosphere.

### Accommodation

Step inside Yew Tree Lodge via a welcoming entrance hall, where attractive porcelain floor tiling runs seamlessly throughout the entire ground floor, setting a refined tone from the outset. Practical features include coat hanging space, under-stairs cupboards for shoe storage, a guest cloakroom, and a utility cupboard with space for both a washing machine and tumble dryer, along with additional storage.

The heart of the home is a generous open-plan living area, beautifully designed for modern living. A Heta log burner adds warmth and character, while full-height bi-folding doors at the rear frame stunning westerly views over the landscaped garden and across the city of Bath, creating a perfect indoor/outdoor lifestyle.

The sleek, contemporary kitchen is a cook's dream, complete with an extensive range of base and wall units, corner larder storage, and a Blanco sink with Grohe boiling tap. Premium Siemens appliances









include two eye-level ovens with warming drawers, an integrated coffee machine, a Siemens 5 zone flex induction hob with overhead extraction, and a dishwasher. There is a full-height integrated fridge and a separate freezer. A large central island with breakfast bar provides excellent workspace and houses an AEG wine fridge and integrated recycling storage.

Adjacent to the kitchen, the dining area includes wall-mounted storage and opens via bi-folding doors onto the sunny front deck; ideal for alfresco dining.

Beyond this is a versatile gym or home office, enjoying natural light from French doors and views back over the front deck.

A dedicated plant room houses the gas central heating boiler, underfloor heating manifolds, all connected to a Nest smart heating control system.

Upstairs, a spacious first-floor landing offers under stairs storage and access to three well-proportioned bedrooms.

The luxurious master suite features floor-to-ceiling glazed doors with panoramic views over the garden, city of Bath, and surrounding countryside. It benefits from a stylish dressing room with ample hanging and drawer space and a stylish ensuite shower room with a walk-in Grohe shower, hand and overhead fittings, and a heated towel rail.

Two further bedrooms share a beautifully appointed family bathroom, complete with a jacuzzi-style corner bath, large walk-in shower, twin vanity units with storage, WC, and heated towel rail.

On the second floor, a cloakroom and two additional rooms offer flexibility. One, currently used as a study or fourth bedroom, features an oriel window with views out over the front of the property and across to National Trust land. The other room, flooded with natural light from floor-to-ceiling glazing, opens onto a private west-facing sun terrace, an ideal fifth bedroom or creative space with breathtaking views over the garden, the city skyline, and countryside beyond.

### Outside

The west-facing rear garden is a true highlight, designed for both beauty and ease of maintenance. A spacious raised sun deck offers ample room for outdoor dining, seating, and potted plants; an ideal spot to unwind or entertain. Steps lead down to a beautifully landscaped, low-maintenance garden featuring an ornamental pond with a soothing waterfall feature, surrounded by a variety of established plants, including a striking red acer and mature trees. Thoughtfully placed seating areas provide peaceful spots to relax and enjoy the surroundings, while pleached hornbeams along the boundary add privacy. The garden also benefits from convenient side access to the property.

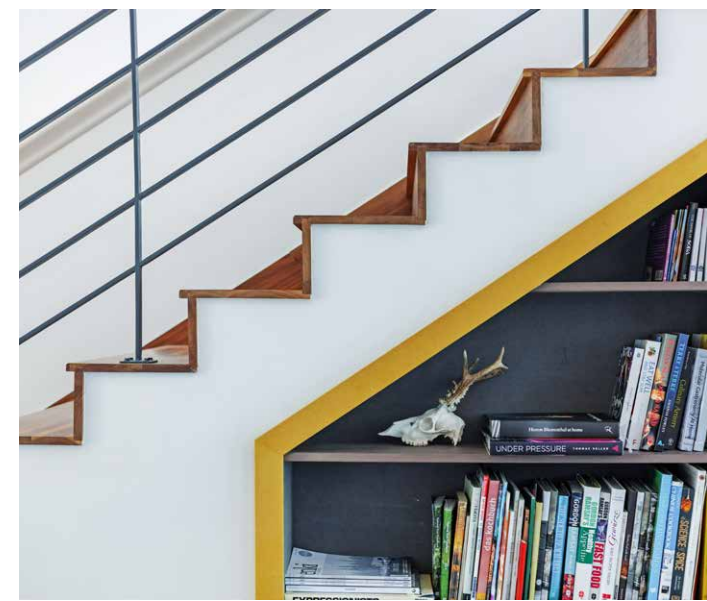
At street level, the property offers secure off-street parking for two vehicles, accessed via an electric sliding gate with a wall-mounted keypad and intercom entry system. From the parking area, steps lead down to the front entrance of the home, creating a private and welcoming approach. Beside the front entrance, a spacious sun deck awaits; perfect for a table and chairs, alfresco dining, or a barbecue area. This welcoming outdoor space enhances the property's appeal, offering a sunny and private spot to relax or entertain.

### General Information

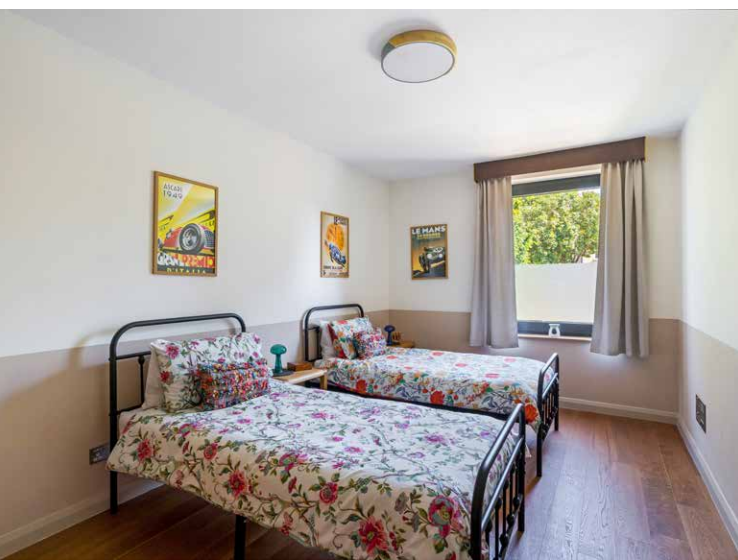
Bath & North East Somerset Council. Council Tax Band G. The tenure is Freehold. Mains services connected.

### Agent's note

The property has an intruder alarm system and is offered with no onward chain.



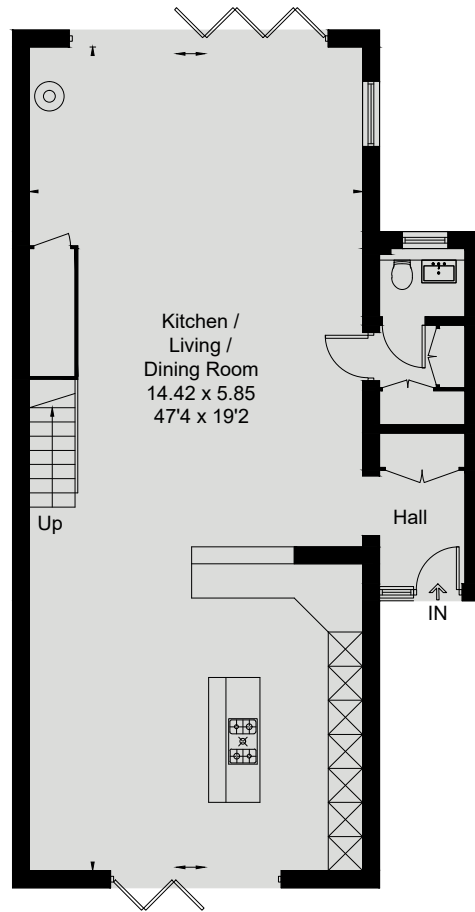




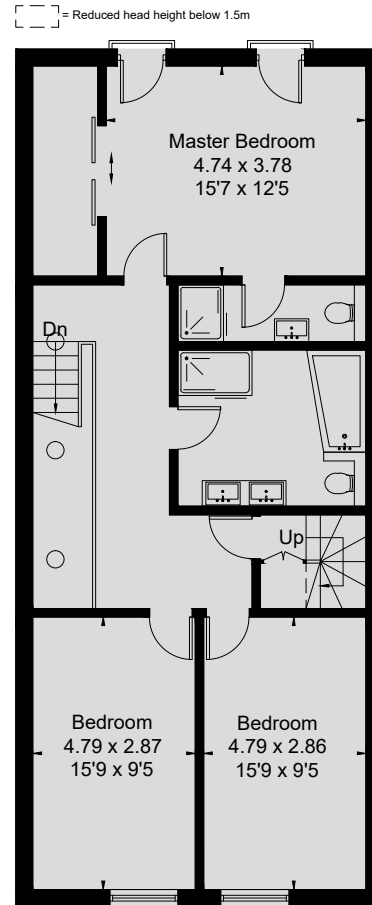
Approximate Floor Area = 262 sq m / 2820 sq ft (Including Eaves)

Gym = 18.4 sq m / 198 sq ft

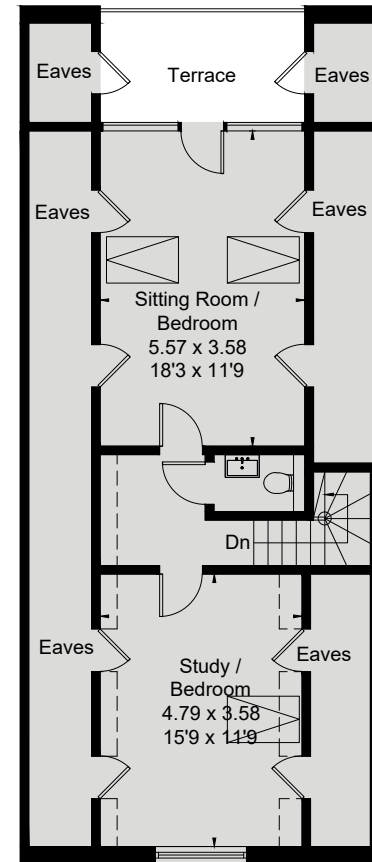
Total = 280.4 sq m / 3018 sq ft



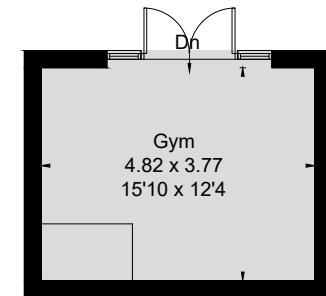
Ground Floor



First Floor



Second Floor



(Not Shown In Actual  
Location / Orientation)



