



Berkeley Lodge, Cavendish Road, Bath, BA1 2UD

Berkeley Lodge, Cavendish Road, Bath, BA1 2UD

A gorgeous Georgian Revival detached lodge house within the heart of Bath

| Detached house | Entrance hall | Study | Kitchen | Cloakroom | Spacious living room | Master bedroom with ensuite | Second bedroom with ensuite | Double garage | Wrap-around garden |

Location

Cavendish Road is a highly desirable residential area just beyond the Royal Crescent and the Circus, adjacent to High Common and Royal Victoria Park. Lovely walks can be enjoyed up to the Cotswold Way and beyond. Nearby St James's Square offers very good local amenities including a café, newsagent, barber, a hairdresser, greengrocer, florist, the popular St James Wine Vaults and the Marlborough Tavern. Bus services and the city centre with its many facilities and amenities are also within easy walking distance.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol.

Bath is particularly well placed for the M4 motorway with Junction 18 being approximately ten miles north and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

Description

Berkeley Lodge is one of two lodge houses that are set either side of an impressive, gated driveway that sweeps up to Cavendish Lodge, a Palladian Revivalist Mansion housing twenty homes. The development was finished in 1998, with communal gardens and grounds that amount to approximately four acres in total with lawned areas, flower beds and wooded copse areas, all interlinked via gravel pathways.

Berkeley Lodge is detached and is set in a private plot with a double garage, forecourt parking and a private garden that wraps around the house.

Upon entering, you are welcomed into a good-sized entrance hall which is beautifully light. To the right is a small study and a kitchen to the left. The kitchen is fully fitted with integrated appliances.





Double doors from the hall open to a spacious living room that is triple aspect and spans the width of the property. It enjoys a lovely westerly outlook across High Common.

Upstairs there are two double bedrooms that feature oval windows. The master bedroom has fitted cupboards to one wall and an ensuite bathroom. The second bedroom has generous under-eaves storage and an ensuite shower room.

General information

Council Tax Band - G

Tenure - Freehold with common managed areas, annual service charge £508.00 per annum

Property type - 2 bedroom house

Number and types of room - 2 bedrooms, 2 bathrooms, 1 reception room

Electricity supply - Yes - Mains

Water supply - Yes - Mains

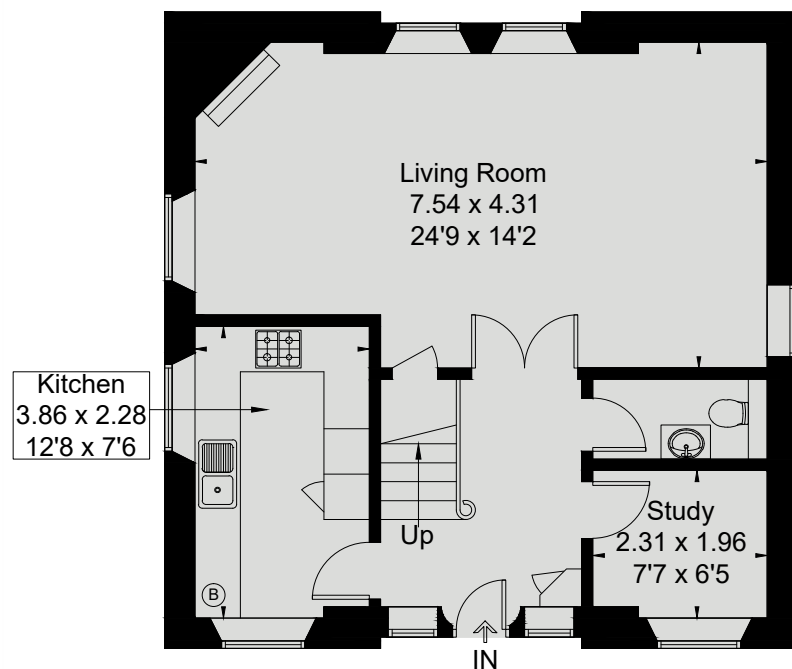
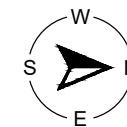
Sewerages - Yes - Mains

Heating - Yes - Gas

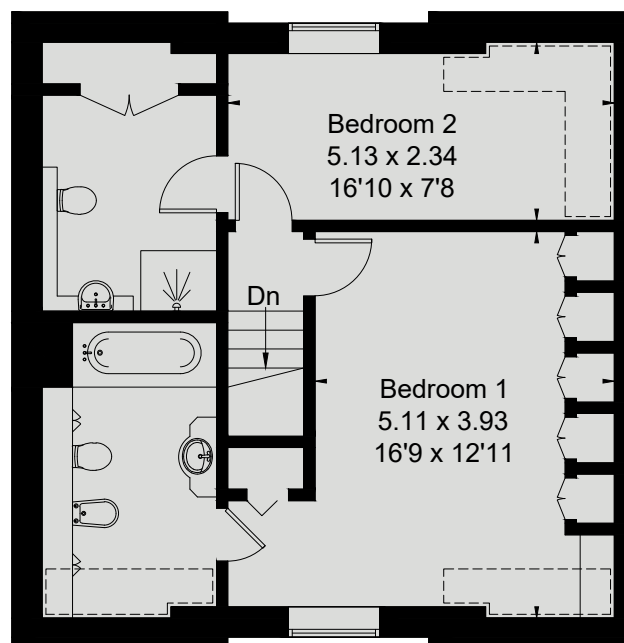
EPC - C



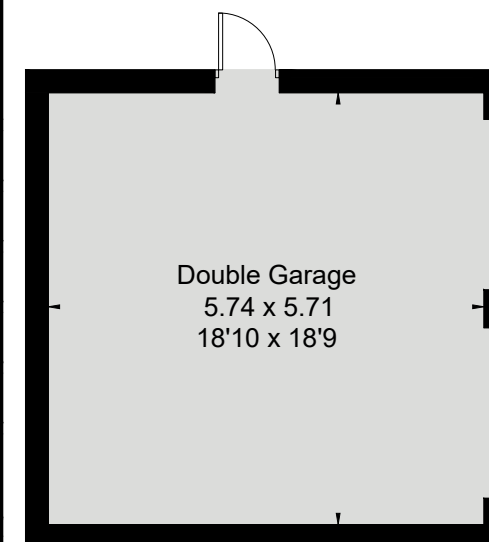
Approximate Floor Area = 110 sq m / 1184 sq ft
Garage = 32 sq m / 344 sq ft
Total = 142 sq m / 1528 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)