



Kennet Court, Bathampton Lane, Bathampton, Bath, BA2 6ST



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A fine Grade II listed village house dating from the 17th Century, positioned in the heart of this popular village within a short distance of Bath

Kitchen/breakfast room | Snug | Dining room | Study area | Drawing room | Cloakroom | Master bedroom with ensuite bathroom | 2 further bedrooms | Shower room | Extensive loft storage | Annexe providing 2 further bedrooms (1 ensuite), kitchen, utility rooms and cloakroom | Double garage | Courtyard parking | Garden shed | Log store | Delightful gardens

Situation

Situated in the heart of the attractive village of Bathampton, approximately 2.5 miles from Bath city centre and lying within the Cotswolds National Landscape area. The village has a range of local amenities including shopping facilities, doctors' surgery and dentist, public house and a well-regarded primary school.

The canal towpath provides a delightful walking or cycling route offering relatively level access into the Centre of Bath. There is easy access towards the M4 (approximately 10 miles) via the toll bridge which links Bathampton to Batheaston (A4/A46).

Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms amongst other famous historic sites and museums. It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards, The Royal High School and Kingswood

Description

Kennet Court has a wonderful period charm with the majority of windows having stone mullions, and there is a lovely inglenook fireplace in the snug. Externally the Cotswold stone tiled roof combined with the stone elevations gives it a super feel.

Entering the house from the driveway via the back door, you are welcomed into a very attractive country style kitchen/breakfast room with triple aspect affording both plenty of light and lovely views over the gardens. There is a good range of cream units and appliances include twin Siemens ovens, five-ring induction hob, dishwasher and space for an American style fridge.

The kitchen flows through to a cosy snug with lovely inglenook fireplace and wood burning stove.





This leads into the dining room which has the original front door out to the lane. A staircase takes you to the first floor. To your left you go through to find a sweet little desk area, ideal for use as a study. Opposite the study is a handy cloakroom.

Oak double doors lead you into the fine drawing room with French doors to the garden. The room is filled with light and has great views over the gardens. Centrally there is an attractive stone fireplace with fitted Jetmaster fire.

On the first floor there are three bedrooms, the largest being at the far end which incorporates its own bathroom with two further bedrooms and a shower room at the opposite end. A door on the landing leads through to a very long loft area, ideal for storage such as suitcases.

The annexe provides super extra accommodation for guests and can be used flexibly. On the ground floor is a double bedroom, kitchen, two utility rooms and a cloakroom. An independent door gives separate access (if needed) from the ground floor to upstairs where there is a further large double bedroom with ensuite bathroom.

At ground floor level as part of the annexe is a very good-sized double garage.

Externally

Double timber gates lead from Bathampton Lane into a charming courtyard style driveway, sufficient for a number of vehicles. The garage is then on your left hand side and in front of you is an attractive roofed log store. The gardens then open out and to the left side go down to a garden shed with sliding doors.

The gardens are really rather special. There are several apple trees, a plum tree, silver birch, yew and plenty of herbaceous and perennial plants. Nearer the house is a lovely stone terrace, a perfect spot to enjoy summer drinks.

Agent's Note

Please be aware that there is a flying freehold within the property. The bathroom at the north-eastern end has interlocking accommodation beneath and above it from Bathampton House.

General Information

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

Freehold tenure.

Mains services connected.



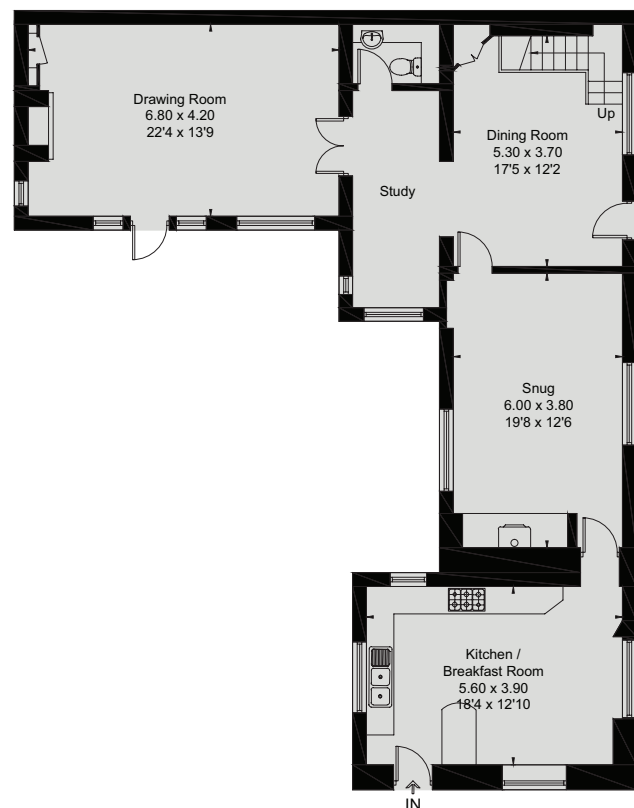


Main House Area = 205 sq m / 2206 sq ft (Including Loft Area)

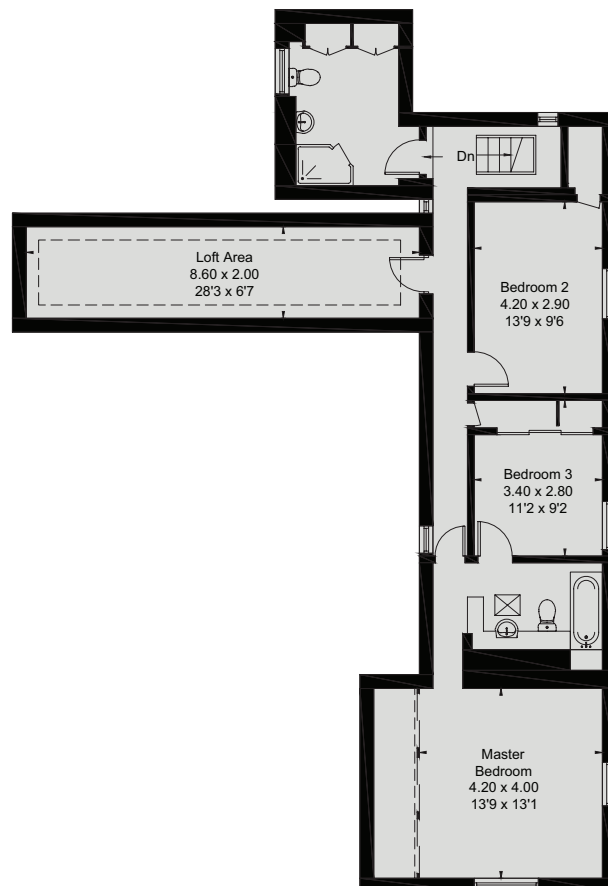
Annexe = 91 sq m / 979 sq ft

Garage = 28 sq m / 301 sq ft

Total = 324 sq m / 3486 sq ft

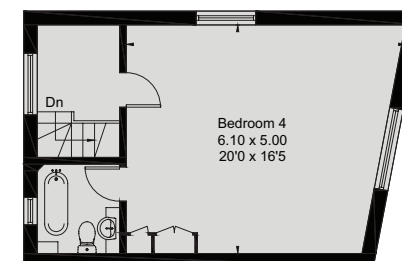


Ground Floor

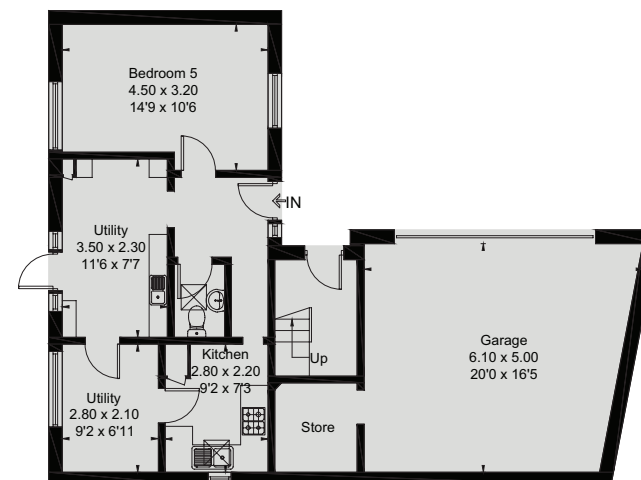


First Floor

[---] = Reduced head height below 1.5m



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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