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Polmear, 42 , Marksbury, Bath, BA2 9HP



Price Guide £825,000

A strikingly attractive individually designed detached house of quality enjoying a sought after position in the heart of the village with a superb southerly facing rear garden.

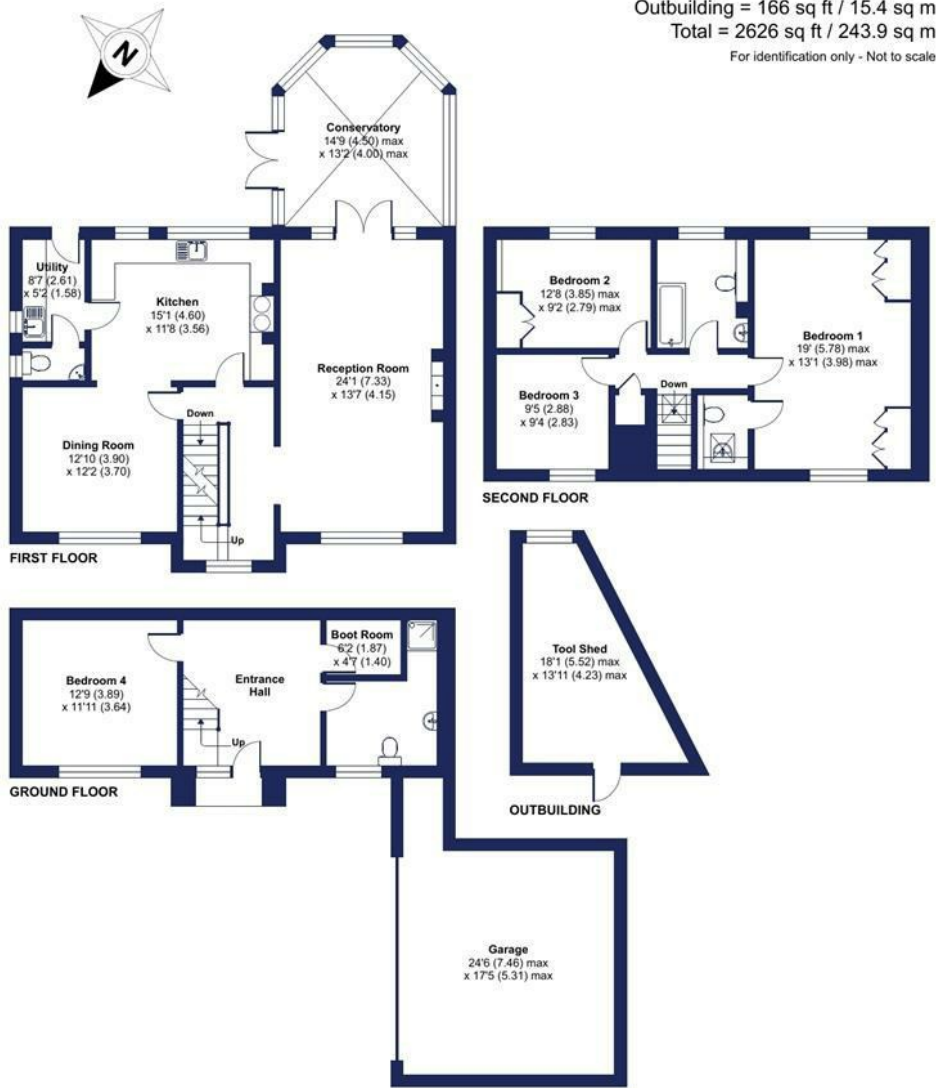
- Beautifully presented home
- Light, spacious and versatile accommodation extending to over 2000 sqft
- Entrance hall
- Living room and double glazed conservatory
- Dining room open to kitchen with AGA
- Utility and cloakroom with WC
- 4 bedrooms, ensuite to main bedroom
- Family bathroom and separate shower room
- Double garage and extensive paved driveway
- Superb south facing landscaped rear garden.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 59                      | 70        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Marksbury, Bath, BA2

Approximate Area = 2117 sq ft / 196.6 sq m  
Garage = 343 sq ft / 31.8 sq m  
Outbuilding = 166 sq ft / 15.4 sq m  
Total = 2626 sq ft / 243.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1278801



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# Polmear, 42 , Marksbury, Bath, BA2 9HP

Polmear is a most attractive individually designed detached house built in the late 1980's to an exacting standard. It has attractive stone faced elevations beneath a tiled roof with dormer windows. It is cleverly designed to maximise the advantages of the good size plot that enjoys a southerly facing aspect at the rear. The accommodation is arranged over three floors and although this is a modern property it has character features including mullion windows, a minster fireplace with wood burning stove in the sitting room, an Aga kitchen which is open to the dining room and a most attractive double glazed conservatory.

The accommodation is versatile arranged across three floors with a bedroom/study, shower room and hallway on the ground floor above which lies the main reception accommodation of sitting room, conservatory, dining room and kitchen which is also accessed at garden level to the rear while on the upper floor are three bedrooms and a family bathroom.

Externally the property has a richly stocked, good size rear garden that compliments the house perfectly and has the advantage of a useful garden store. At the front of the house, the driveway is brick paved leading to a double garage.

Marksbury is a sought after village location. Polmear has a desirable position in the heart of the village away from main road traffic and close to the popular village primary school, parish church and community hall. The village is in the catchment area of Wellsway School at Keynsham and has a convenience store and petrol station for day to day shopping while a wider range of amenities are available at the nearby town of Keynsham which has a Waitrose food store. The village is on the edge of the Chew Valley with its renowned recreational facilities and the cities of Bristol and Bath are within easy commuting distance.

In all a rare opportunity presents itself to acquire a property of character and quality but without the higher maintenance costs associated with an older property.

In fuller detail the accommodation comprises (all measurements are approximate)

## GROUND FLOOR

Glazed entrance door and side screen leading to

## ENTRANCE HALLWAY

A spacious introduction to the property. Staircase rising to first floor, wood flooring, radiator, corniced ceiling, large walk in cloaks cupboard. Ceiling mounted downlighters.

## BEDROOM/STUDY: 3.89m x 3.64m (12'9" x 11'11")

Double glazed mullion window to front aspect, wood flooring, coved ceiling, radiator

## SHOWER ROOM

Double glazed mullion window to front aspect, radiator. Modern suite in white with chrome finished fittings comprising WC, wash basin with cupboard beneath and fully tiled shower enclosure with thermostatic shower. Heated towel rail and shaver point. Anti-slip/waterproof flooring.

## FIRST FLOOR (GARDEN LEVEL TO REAR)

## HALLWAY

Double glazed mullion window to front aspect, wood flooring, double panel radiator, staircase rising to the upper floor.

## SITTING ROOM 7.33m x 4.15m (24'0" x 13'7")

Double glazed mullion window to front aspect. Wood flooring, corniced ceiling, two double panel radiators, minster style fireplace with wood burning stove, double glazed window to side aspect, glazed double doors and side panels leading to

## CONSERVATORY 4.5m x 4.0m. max measurements (14'9" x 13'1". max measurements)

A most attractive feature of the property, the conservatory is hardwood framed and double glazed with a terracotta tiled floor, opening windows and glass roof. French doors lead to a paved terrace. Double panel radiator.

## DINING ROOM 3.89m x 3.64m (12'9" x 11'11")

Double glazed mullion window to front aspect, double panel radiator, wood flooring, corniced ceiling, wall mounted uplighters. Open to

## KITCHEN 4.60m x 3.56m (15'1" x 11'8")

Double glazed mullion window to rear aspect, Karndean flooring. Furnished with an excellent range of glazed display cupboards, wall shelving and floor units with Corian work surfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap, filter water tap, pull out larder cupboard, royal blue oil fired Aga set in an attractive painted brick built surround. Space for American style fridge freezer (which may be available by separate negotiation) Ceiling mounted downlighters.

## UTILITY ROOM 2.61m x 1.58m (8'6" x 5'2")

Fitted floor units and wall shelves to match kitchen. Circular bowl sink unit with mixer tap, floor mounted Worcester oil fired combination boiler. Radiator. Double glazed window to side aspect, double glazed panel door to outside

## CLOAKROOM/WC

Double glazed window to side aspect, low level wc and corner wash hand basin with tiled surrounds, radiator

## SECOND FLOOR

With wood flooring and sloping roof line.

## LANDING

Deep shelved linen cupboard, access to roof space.

## MAIN BEDROOM 5.78m x 3.98m (18'11" x 13'0")

Double glazed windows to front and rear aspects with far reaching views to the front. Double panel radiator, built in wardrobes and top boxes (included in measurements). Two radiators.

## EN SUITE CLOAKROOM

Double glazed velux window, wall mounted uplighter, low level wc and wash hand basin with mixer tap. Heated towel rail.

## BEDROOM 2.88m x 2.83m (9'5" x 9'3")

Double glazed window to front aspect with views. Radiator

## BEDROOM 3.85m x 2.79m (12'7" x 9'1")

Double glazed window to rear aspect overlooking the garden, built in wardrobe (included in measurements). Radiator.

## FAMILY BATHROOM

Modern suite in white with chrome finished fittings comprising bath with thermostatic shower over and bath mounted shower screen, WC and wash basin. Extensively tiled walls, heated towel rail, double glazed window to rear aspect.

## OUTSIDE

## FRONT

An extensive brick paved driveway and parking area which is walled with railings to the front boundary. The driveway leads to a double garage. A gated side access leads to the rear garden. There are hot and cold water taps to the side, ideal for dog washing.

## DOUBLE GARAGE 7.46m max into recess x 5.31m (24'5" max into recess x 17'5")

Electric roller entrance door, power and light. Useful log store and overhead mezzanine storage. EV charging point.

## DELIGHTFUL REAR GARDEN 20m x 19m maximum measurements. (65'7" x 62'4" maximum measurements.)

This is an attractive feature of the property with a southerly facing aspect. Immediately to the rear of the house is a paved terrace ideal for outdoor entertaining in summer months beyond which is a large level lawn with borders well stocked with shrubs and bushes including a kitchen garden and a number of managed specimen trees. To one side is a paved terrace designed to capture evening sun, while at the far end of the garden is a paved patio area with a prolific Wisteria.

## USEFUL GARDEN OUTBUILDING 5.52m x 4.23m to max (18'1" x 13'10" to max)

Built in block with power and light.

## TENURE

Freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## ADDITIONAL INFORMATION

Mains water, electricity and drainage. No mains gas. Oil fired central heating.

Ultrafast 1000mbps broadband available (source - Ofcom)

Mobile voice & data coverage likely available externally via EE, Three, O2 and Vodafone (source - Ofcom)

