



**G R E G O R Y S**  
— E S T A T E A G E N T S —

8 The Heritage  
Bath, BA2 0AU

**£659,950**



Set within an exclusive cul-de-sac position in a quiet village location, can be found this sizeable, detached residence, only 7 miles away from the city of Bath. Presented to an excellent condition throughout, this four bedroom home offers space in abundance, lending itself to family living. The home welcomes with entrance hall leading to a full length statement kitchen/diner, finished to the highest of standards, benefitting from granite worktops, premium appliances, and Karndean flooring. Two further reception rooms in the form of a lounge & study are found to the ground floor, both generously sized with the lounge benefitting from French doors out to the rear garden. Completing the ground floor arrangement is a practical utility room with integral access to the double garage, and cloakroom WC. Upstairs a spacious landing leads to four double bedrooms, two of which benefitting from ensuite shower rooms, and three out of the four offering ample fitted storage. Finally, a four piece family bathroom completes the first floor arrangement. Externally this family home continues to impress with an attractive west facing garden, complete with feature pergola draped with stunning wisteria, acting as a perfect entertaining space. To the front, the property oozes kerb appeal with a regal frontage including double driveway leading to an adjoined double garage. For those searching for the complete family home in a rural setting, whilst having two bustling cities nearby, this really is a must view. An early viewing comes highly recommended.

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## ACCOMMODATION

### HALLWAY

uPVC door to front aspect, uPVC double glazed window to front aspect, wood effect Karndean flooring, doors to rooms, under stairs storage, stairs leading to first floor, radiator.

### KITCHEN/DINER 26' 5" x 11' 10" (8.06m x 3.60m)

Full length kitchen diner, offering a generous selection of matching shaker style wall & base units, with feature granite work surface over, matching upstands, and feature island. Premium integrated appliances to include eye level double oven, four ring induction hob with extractor hood over & splash back behind, larder fridge and dishwasher. Undermount one & half sink basin with drainer & mixer tap, wood effect Karndean flooring, dual aspect uPVC double glazed windows to front & rear aspect, door to utility room, double doors & singular door to hallway. Radiator, additional designer vertical radiator, spotlighting.

### LOUNGE 19' 1" x 11' 11" (5.81m x 3.63m)

uPVC double glazed French doors to rear aspect, uPVC double glazed window to rear aspect, radiators, working gas 'coal effect' fire.

### UTILITY ROOM 6' 1" x 5' 5" (1.85m x 1.66m)

uPVC double glazed window to rear aspect, a selection of matching wall & base units with work surface over, sink basin with mixer tap, 'Worcester' condensing boiler housed in unit, space & plumbing for washing machine & tumble dryer, tiled splash backs, tiled flooring, radiator, extractor fan, door to double garage.

### STUDY 11' 10" x 11' 0" (3.60m x 3.35m)

uPVC double glazed bay windows to front aspect, radiator, wood effect Karndean flooring.

### WC

A two piece suite comprising low level WC, and wash hand basin with hot & cold taps, radiator, uPVC double glazed window with privacy glass to side aspect, alarm panel, consumer unit, tiled splash backs.

### LANDING

Doors to rooms, stairs leading to ground floor, radiator, loft hatch with extending ladder, storage cupboard housing water heater.

### BEDROOM 1 12' 2" x 11' 11" (3.72m x 3.62m)

uPVC double glazed window to front aspect, radiator, fitted overbed storage, additional fitted wardrobes, door to En-suite.



### EN-SUITE 8' 6" x 7' 1" (2.60m x 2.17m)

A three piece suite comprising low level WC, wash hand basin with hot & cold taps, walk in shower enclosure with mains shower & glass screen. uPVC double glazed window to side aspect with privacy glass, tiled splash backs, tile effect vinyl flooring, radiator.

### BEDROOM 2 12' 4" x 11' 1" (3.75m x 3.39m)

uPVC double glazed window to front aspect, radiator, fitted double wardrobes, door to ensuite.

### EN-SUITE

A three piece suite comprising low level WC, wash hand basin with hot & cold taps set in vanity unit, and shower enclosure with mains shower & glass screen. Tiled splash backs, tile effect vinyl flooring, extractor fan, uPVC double glazed window to front aspect with privacy glass.

### BEDROOM 3 11' 1" x 8' 10" (3.37m x 2.69m)

uPVC double glazed window to rear aspect, radiator, fitted double wardrobes.

### BEDROOM 4 9' 10" x 8' 7" (2.99m x 2.61m)

uPVC double glazed window to rear aspect, radiator.

### BATHROOM 9' 11" x 8' 7" (3.02m x 2.62m)

A four piece suite comprising close cistern WC, wash hand basin with hot & cold taps set in vanity unit, bidet, and panelled bath tub with mains body shower attachment. Tiled splash backs, tile effect vinyl flooring, extractor fan, uPVC double glazed window to rear aspect with privacy glass.

### DOUBLE GARAGE 21' 7" x 17' 1" (6.57m x 5.21m)

Double garage with two up & over doors to the front aspect, integral access to utility room, and rear access to garden. Power supply & lighting. Pitched roof offering additional storage, partly boarded.

### REAR GARDEN

A large, westerly facing garden comprising area laid to lawn & decked area with pergola over with feature wisteria. Enclosed with boundary fencing and gated side access. Borders planted with mature shrubs & trees, with raised borders around decking area. Outdoor lighting, outdoor taps.

### FRONT ASPECT

Welcoming front garden with area laid to lawn enclosed with boundary hedging. Paved pathway leading to front door, gated side access. Outdoor lighting. Driveway parking for two vehicles.

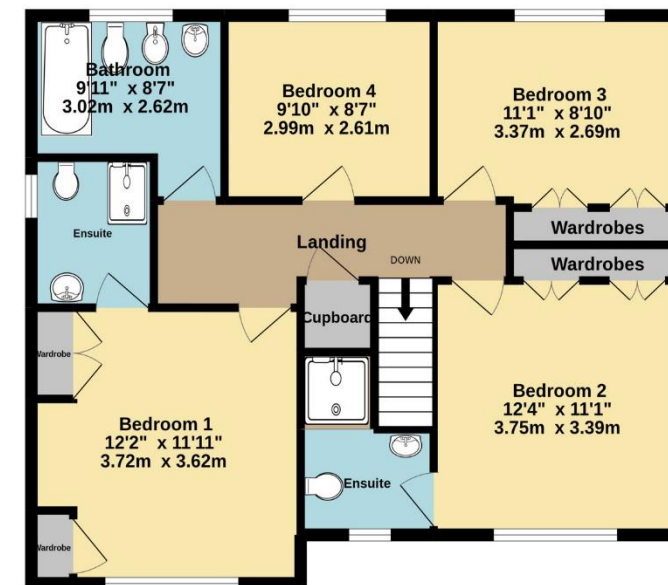




Ground Floor  
1159 sq.ft. (107.7 sq.m.) approx.



1st Floor  
768 sq.ft. (71.3 sq.m.) approx.



The Heritage Camerton Ba2 0au

TOTAL FLOOR AREA: 1927 sq.ft. (179.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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