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& CO**

**Newbridge Hill**  
Newbridge | Bath





- Characterful and impressive Victorian villa
- Highly desirable residential location
- 6/7 bedrooms & Large, mature rear garden
- Off-street parking for several cars
- High quality double glazing throughout

- Spacious open plan kitchen/dining/family room
- Gorgeous bay-fronted sitting room with period features
- Second front reception room and rear garden sitting room
- Two bathrooms and ground floor WC and utility room
- Close to Cheslea Road shops and amenities



## Summary

A characterful and imposing Victorian villa situated amongst similar properties on the highly desirable Newbridge Hill in the World Heritage City of Bath. This property benefits from off-street parking for several cars and a large, mature rear garden. There is also high quality double glazing throughout. The house boasts an abundance of period features including tiled surround cast-iron fireplaces, decorative cornice, and beautiful internal porch with stained glass motif. The property comprises – generous bay-fronted sitting room to the front; formal dining room now providing a second front reception room; large open plan kitchen/dining/family room leading to the rear garden lounge; utility room and ground floor WC; to the first floor are 4 double bedrooms and a family bathroom; to the second floor are 3 more bedrooms and additional bathroom. The large rear garden is level and mainly laid to lawn with patio, planting borders and hedged boundaries. This excellent and truly spacious family home provides everything you could want for many years to come.

## Location

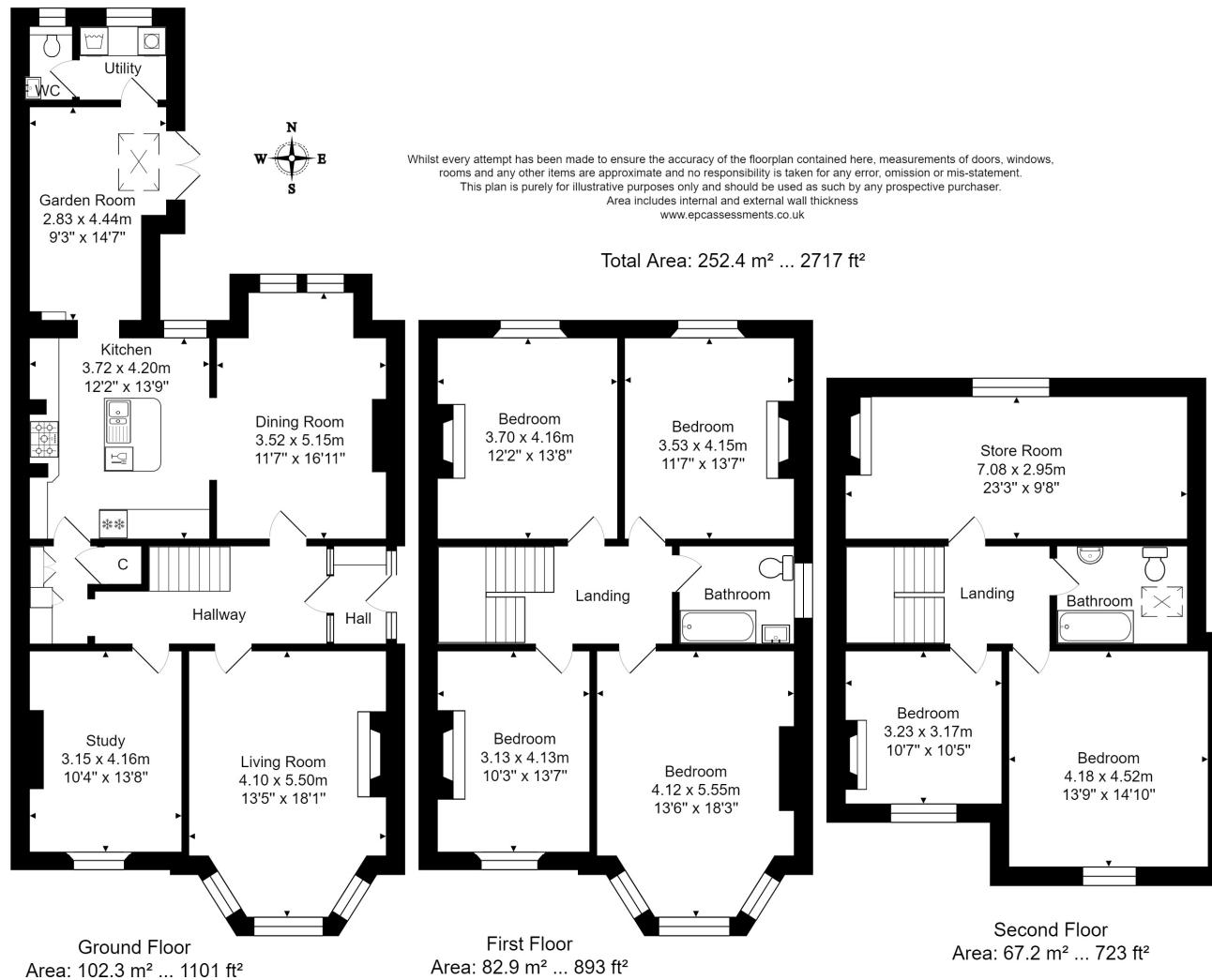
Newbridge Hill is a most popular location with ease of access to the local shops and amenities on Chelsea Road, which include - bakery, Spar store, delicatessen, Post Office and two cafés. Marks & Spencer's Foodhall and Lidl also are close by on Lower Bristol Road. Other local amenities include a chemist and doctors' surgery on Newbridge Hill itself. The Royal United Hospital is just around the corner on Combe Park. Local schools include Newbridge Primary, St Mary's RC School and Oldfield Academy. The independent schools Kingswood and Royal High are a short drive away. Bath's city centre is within walking distance and offers a diverse range of restaurants, shopping, and cultural attractions. Royal Victoria Park with its open parkland and botanical gardens is 15 minutes' walk away. Oldfield Park station is located approx. 20 minutes' walk across Windsor Bridge. The river Avon foot/cycle path leads into both the city centre and westward towards Bristol. The Cotswold Way walking route can be accessed from Penn Hill Road. Newbridge Road leads to the A4 for Bristol. This property has access to the A4 to Bristol and M4 at junction 18 via Lansdown Lane

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