



Hill House

Fosse Lane, Batheaston

**NASH
& CO**



HILL HOUSE, FOSSE LANE, BATHEASTON, BA1 7JU
GUIDE PRICE £875,000



Summary

A truly ideal opportunity to acquire this charming three double bedroom 2094sq ft approx. detached period property, offering ample family accommodation situated in a fantastic non-estate location on the edge of Batheaston. Conservatory to side of the property with an open outlook, sitting room, dining room, large inner hallway/snug, downstairs shower room, kitchen/breakfast room leading to good sized utility with stable door to rear. Upstairs has three double bedrooms and large family bathroom, the main bedroom has a great walk-in wardrobe with lovely open views. The grounds have a double five bar gate access and enclosed by low stone wall and mainly laid to lawn with various mature shrubs and large detached garage. The property lends itself to extending STP. An idyllic spot on the edge of the city.

Location

Hill House is located in the popular village of Batheaston, situated to the east of the city of Bath. Batheaston has a good range of shops and amenities including a Post Office, newsagents, café and hairdressers. Local schools include Batheaston Primary and Bathford Primary. For those that need to commute, the property has access to the M4 Motorway at junction 18.



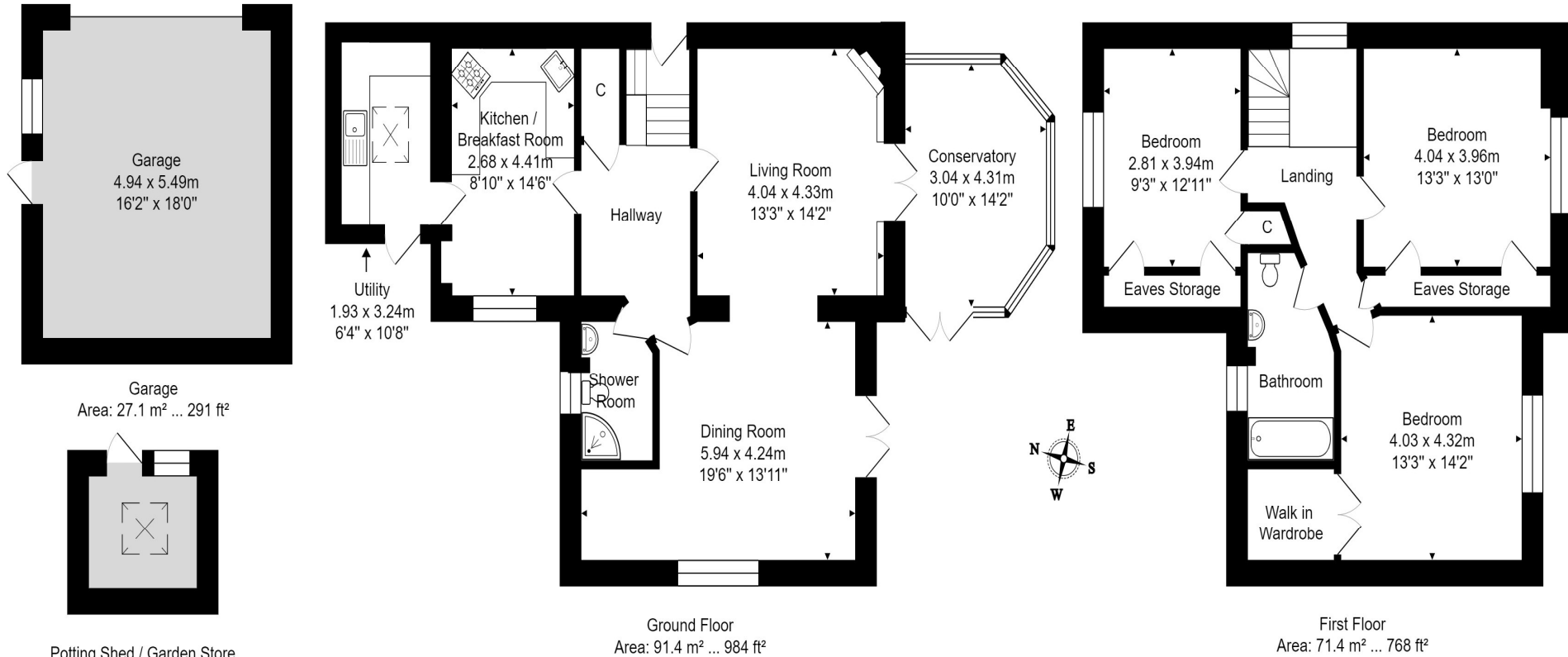
- Detached Stone built
- Non-estate location
- Three double bedrooms
- Two reception rooms

- Downstairs cloakroom
- Kitchen/breakfast room and utility room
- Large, detached garage
- No onward chain

nashandcobath.co.uk

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Total Area: Including Outbuildings 194.5 m² ... 2094 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.epcassessments.co.uk

Additional Property Information

- Tenure:
- EPC Rating:
- Council Tax Band:

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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.