



Villa Flora, 82, Shakespeare Avenue,
Bath. BA2 4RQ

£965,000



5 Double Bedrooms



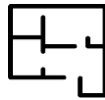
Bathroom, shower room and cloakroom



South facing rear garden



Residents' Parking Zone



2110 Sq. ft / 196 Sq. m



The Property

- Stunning and spacious Edwardian family home
- Period character blended with sympathetic and stylish modernization
- 5 double bedrooms
- An abundance of natural light
- Thoughtfully planted southerly rear gardens
- High quality fittings

The Location

- Extremely sought-after Poets' Corner neighbourhood
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath
- A 2-minute stroll to Alexandra Park
- Beechen Cliff School - 0.1 miles walk
- Hayesfield School at Upper Oldfield Park – 0.5 miles walk
- Bath Spa Station – 0.7-mile walk



This stunning and characterful Edwardian family home is situated in the heart of leafy Poets' Corner, just below Alexandra Park. It features exceptional space and has undergone extensive upgrading, refitted kitchen and bathrooms and replacement sash windows.

Villa Flora is one of a small number of 3 storey properties which provide fabulous space for families. It features extensive natural light. Crisp, contemporary style blends seamlessly with period features such as original doors, ceiling plasterwork, fireplaces and stained glass.

The Property: This superb family home begins with a long, tiled entrance vestibule and leads into the attractive hallway fitted with engineered-oak flooring, panelled cupboards and sisal stair-runner carpet.

From here, the gorgeous sitting room has 4 large sash windows (with stained glass lights over) and ceiling plasterwork. The attractive fireplace is fitted with a contemporary log-burner.

Alongside, an additional reception room is ideal as a hobby space, music room or home-office.

There is the benefit of a downstairs utility room with WC, Belfast sink and space for a washing machine. From here, the long lean-to is accessed with valuable space for logs, bicycles and garden equipment.

The stunning kitchen/dining room is a true hub to the house comprising hand-made wooden kitchen cabinets and island with polished granite worktops. There is further oak flooring and a rear bay with French doors to the garden. A dark blue AGA takes pride of place and there is an integral gas hob, electric oven, dishwasher and fridge-freezer.





First Floor: Upstairs, the long landing leads to 3 bedrooms and a bathroom. Bedroom one is very generous and well-finished with a lovely slate fireplace, stripped floorboards and charming balcony seating area. This room is currently used as a most welcoming second sitting room. Bedroom 2 (to the rear) is again large in size, with a rear bay window fitted with wooden, replacement sash windows affording wonderful views across southern Bath. Bedroom 3 is a double room in the centre of the house with the family bathroom alongside. This is a wet room fitted with contemporary, quality fittings comprising a large, walk-in shower area, bath, hand-basin and WC with new, double-glazed windows and tiled, underfloor heating.

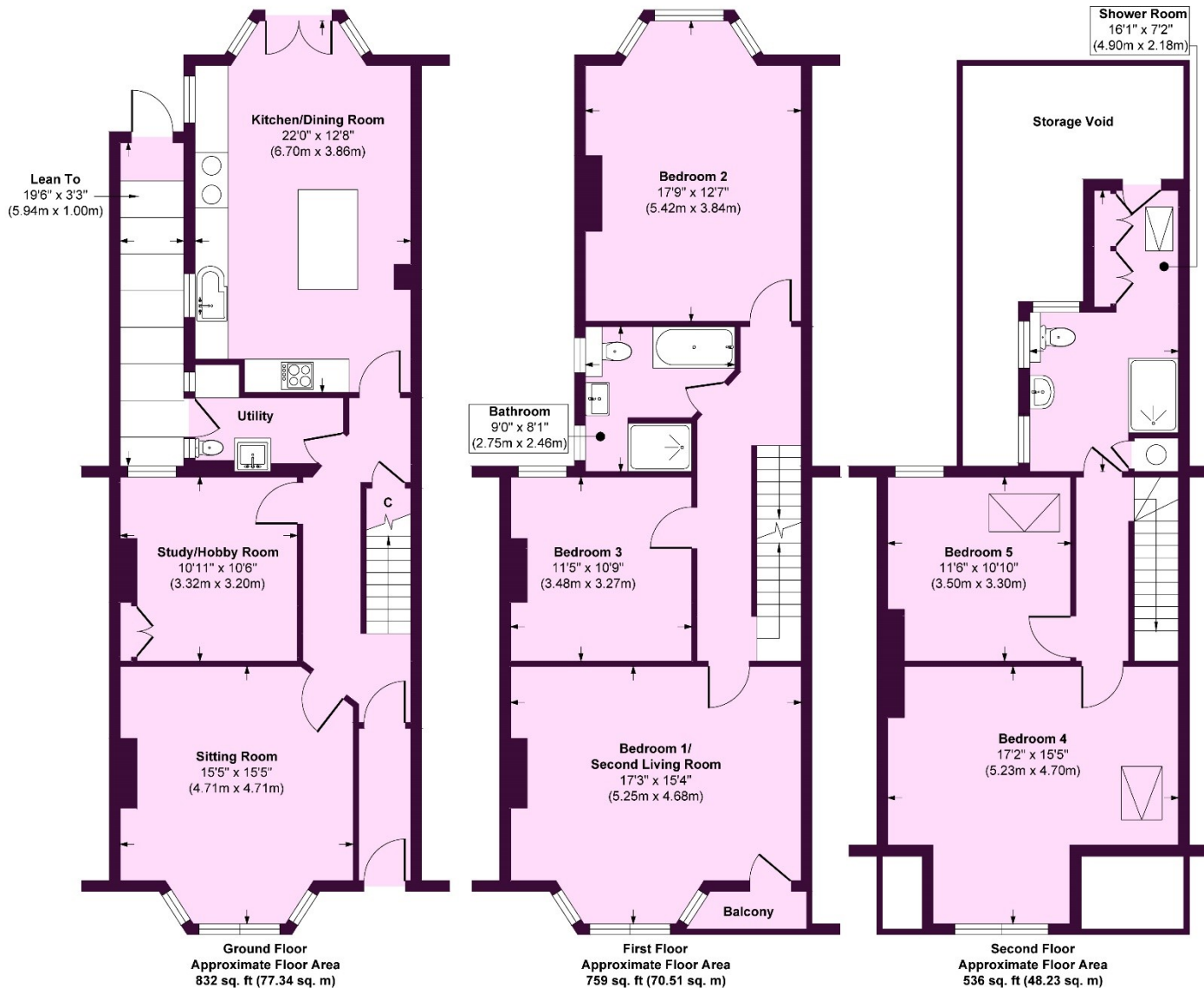
Second Floor: The naturally-lit landing opens to 2 double bedrooms and shower room. Bedroom 4, to the front, is extremely characterful with excellent ceiling height, characteristic eaves and gable windows with stained glass. Bedroom 5 can also accommodate a double bed comfortably and features a sash window and additional Velux. Both rooms feature period fireplaces.

Finally, the current owners have fitted a crisp, contemporary shower room with attractive fittings, dormer window and the benefit of a large loft storage space at the rear. There are new wooden windows and underfloor heating.

The additional attic storage space is accessed from a fold-down loft ladder.



Outside: The front garden is planted with a variety of flowers and shrubs and comprises low stone walls and tiled pathway to the front door. The rear garden is seen all year round from the kitchen so is planted for interest in every season. It has a greenhouse, fig, crab apple and small Cherry tree. Borders contain climbers (Clematis Montana, wisteria and honeysuckle), various bulbs, shrubs and perennials.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: Travelling from the city, locate the Churchill Bridge roundabout and take the A367 Wells Road to Bear Flat. Turn left after the traffic lights onto Shakespeare Avenue and continue over Chaucer Road. The property is situated further up on the right-hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 2127 SQ. FT / 197.60 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and is not drawn to scale.



