



10 Englishcombe Way,
Bath. BA2 2EU

Asking Price: £900,000



5 bedrooms



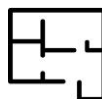
Bathroom, Shower Room,
ensuite shower room and
cloakroom



Generous, level gardens



Large garage for up to 2
vehicles and parking in front



2666 Sq. ft. / 248 Sq. m.

The Property

- Stunning, and exceptional detached home
- No onward chain
- New roof fitted 2023, gas boiler 2023 and wiring/bathrooms 2024
- 5 spacious reception rooms
- Lovely, level gardens circa 50m x 14m
- Far-reaching elevated views over Bath
- Beautiful tucked-away position at the top of the cul-de-sac

The Location

- Very sought-after cul-de sac position just off Englishcombe Lane
- Good road access to Bristol
- Lovely, elevated views
- Excellently located for Moorlands, Hayesfield and Beechen Cliff Schools
- Bear Flat Shops – 0.7 miles walk
- Bath Spa Station – 1.5 miles walk
- Close to Tesco Express on Englishcombe Lane





The Property: We are absolutely delighted to present 10 Englishcombe Way, an exciting and individual detached home with a gorgeous position, tucked-away at the end of this highly desirable cul-de-sac.

With flexible and extremely generous accommodation over 2 storeys, thoughtfully renovated presentation, including all newly installed bath and shower rooms, and fantastic expansive gardens, this is an exceptionally rare opportunity for buyers.

Ground Floor: Located in a tucked away position, the property begins with a spacious entrance hall with recently re-laid flooring. Here there is a sparkling cloakroom and plentiful cupboards and coats storage. The reception rooms are numerous, beginning with a large sitting room (with fireplace and living flame fire) opening to a good-sized dining room with space for entertaining and family mealtimes. There is also a spacious breakfast room, opening to the kitchen and a charming rear office/music or TV room with a characterful spiral staircase leading downstairs, and leafy views to the city of Bath.

The kitchen comprises a selection of white units with a range of appliances included, and recessed spotlighting. Alongside, a most useful utility room is fitted with a sink unit, store cupboards, boiler and hot water tank and additional, internal storeroom.

The kitchen and dining room open to a charming upper patio with views across the gardens and towards the city.

Bedroom 1 is a spacious, attractive room with a wonderful new ensuite shower room. The second bedroom is a rear double room with lovely views over the garden toward the city, whilst the third bedroom is a smaller double room with similar views.

The bathroom is newly fitted with high quality units comprising a panelled bath (with deluge shower head) handbasin and WC.





Lower Ground Floor: The lower ground floor is accessed via 2 staircases, and also 2 sets of garden steps making it perfect as an independent floor or work-from-home resource.

We begin with the office/bedroom 5, a generous room with built-in bookcases and a door to the rear garden. Alongside, bedroom 4 is another double room whilst there is a generous lower sitting room completing the picture, with an additional door to the garden and a crisp, contemporary shower room. This lower level is a real surprise, and is both generous, extremely private and wonderfully connected both to the gardens and the ground floor.

Outside: You really must visit 10 Englishcombe Way to appreciate the gardens, which are both large but also level and extremely appealing. On one side is a smart lawned garden with a large patio seating area, tucked away lower area and steps to the upper patio which connects to the kitchen. Meanwhile, two of the lower ground floor rooms access the 'second garden' with mature plants and bushes, a secluded feel, pond and patio.

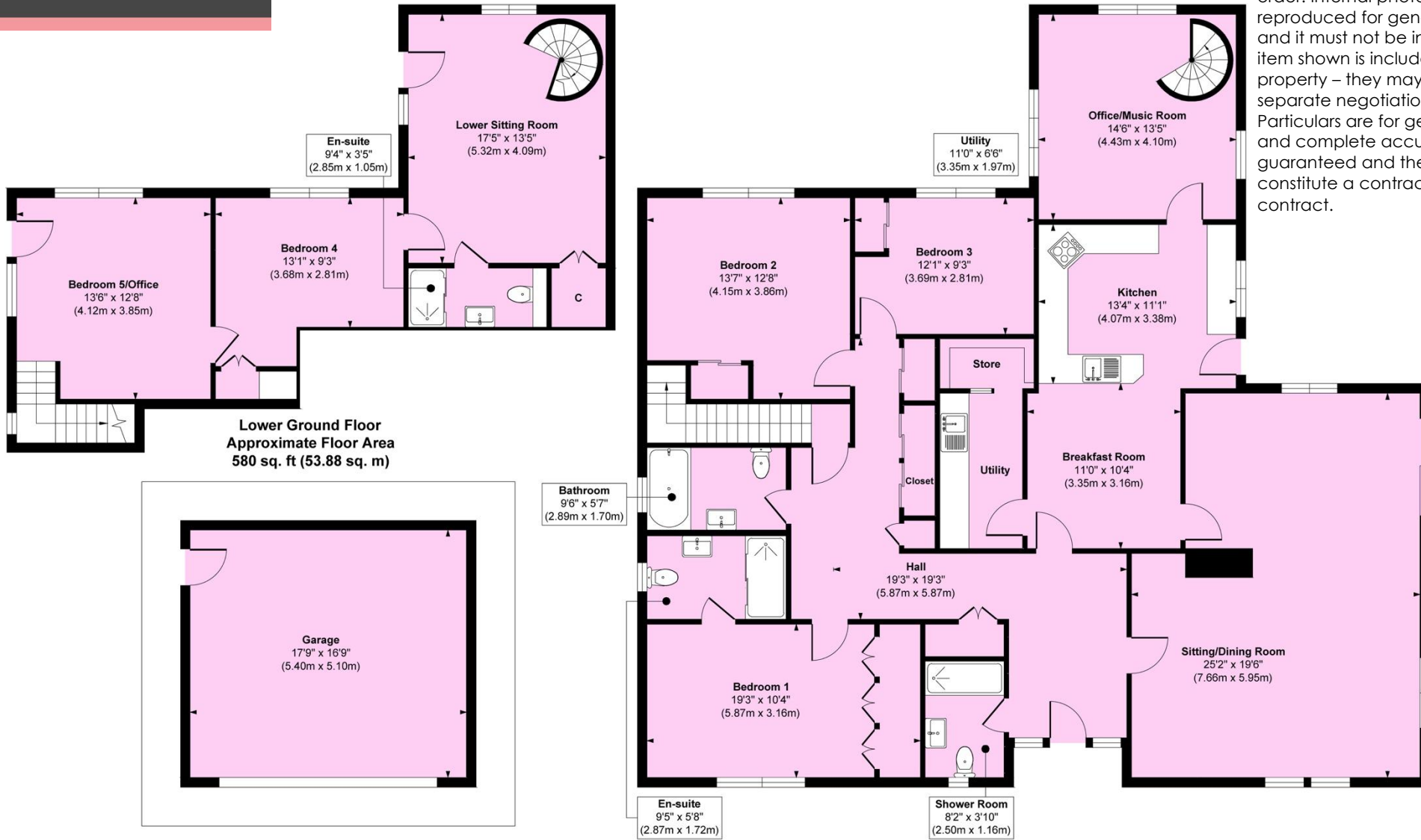
NB: There is a narrow right-of-way for a single person around part of the rear edge and the side edge of the garden. Please speak to Wisden Homes for more information,

The Location: Located on the southern slopes of the city, this area, just above Bear Flat offers elevation and lovely views and is desirable to families with its ease of access to a good selection of schools. Beechen Cliff, Hayesfield, Moorlands and St Johns are accessible, and independent schools such as The Paragon School and Prior Park College, are also close by. There are lovely walks and cycling nearby along the Two Tunnels Path.

Bear Flat nearby includes a Co-op and Tesco Metro, pub and cafe, pharmacy, and various other shops for day to day needs with a regular bus service to town, and Bath Spa Railway station with direct routes to Bristol and London Paddington. Bristol International Airport is located some 18 miles away.



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.



APPROX. GROSS INTERNAL FLOOR AREA 2666 SQ. FT / 247.66 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.

Produced by Elements Property





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		