



Widsen  
Homes

2, Prospect Gardens,  
Batheaston, Bath. BA1 8ET

Asking Price: £900,000





4 Bedrooms



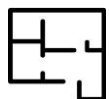
Bathroom, ensuite and  
downstairs cloakroom



Generous gardens



Large garage and  
driveway for 2 vehicles



2283 Sq. ft. / 212 Sq. m.

### The Property

- Wonderfully spacious, 4 bedrooomed detached home
- Located at the end of a quiet cul-de-sac
- Generous corner gardens
- Large receptions and bedrooms with potential to extend (subject to permissions)
- Excellent parking facilities

### The Location

- Tucked-away cul-de-sac location
- Picturesque and historical village setting
- Excellent bus and road access into Bath
- Many local amenities on Batheaston High Street.
- Semi-rural walks nearby
- Enviaible access to the M4 motorway
- Batheaston Church School under 10 minutes' walk







**The Property:** This wonderful, modern detached home offers an exclusive, cul-de-sac setting at the foot of Solsbury Hill and features spacious, family accommodation, large gardens and excellent garage and parking.

**Ground Floor:** We begin with steps up to the open porch which opens to a generous entrance hall and on to the good-sized dining room. From here the sitting room is also well-proportioned with dual aspects, fireplace and access to a double-glazed conservatory.

The kitchen comprises a selection of wood-front cabinets with roll-edge worktops and there is a gas hob and double electric oven. Alongside, an invaluable utility room has space for a washing machine and tumble drier as well as a further sink and door to the garden. The downstairs study is situated to the front and is ideal for working-from-home. Finally, there is a cloakroom with WC and basin.

**First Floor:** Upstairs, the spacious landing opens to 4 bedrooms. Bedroom 1 is a large double with 2 double wardrobes and the benefit of an ensuite shower room. Bedrooms 2 and 3 are also spacious double rooms whilst the fourth bedroom is a smaller double. All bedrooms have built-in wardrobes. The family bathroom has good space comprising a panelled bath, WC and handbasin.



**Outside:** There are excellent, tucked away gardens at the property, some of the biggest in the cul-de-sac which are Westerly facing to the rear and taking lots of light from all aspects, they surround the property, with elevated views and a tranquil and peaceful feel. There are 2 lawns, plentiful flower beds and access to the garage from a rear patio which currently accommodates a trampoline. The large garage is fitted with an electric up-over door and fantastic storage/hobby space and a max. height of the pitched roof of 5.75m. The Worcester boiler (fitted Oct '24) is situated here and there is excellent driveway parking for 2 vehicles.





**The Location:** Northend is a delightful, village above Batheaston and with picturesque properties some of which pre-date Georgian Bath. Northend borders an Area of Outstanding Natural Beauty including famous Solsbury Hill and offers far-reaching views and a quiet, village feel. It is centered around the thriving and highly desirable Batheaston Primary School, and village community activities include the Batheaston Art Trail, Foodie Fridies, Scarecrow Trail, Youth Club and Scouts

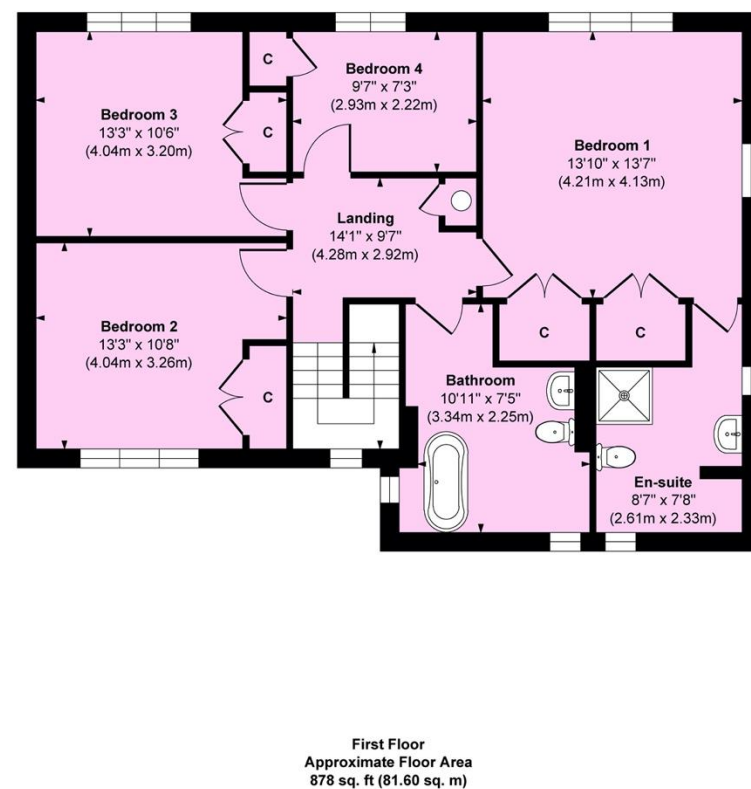
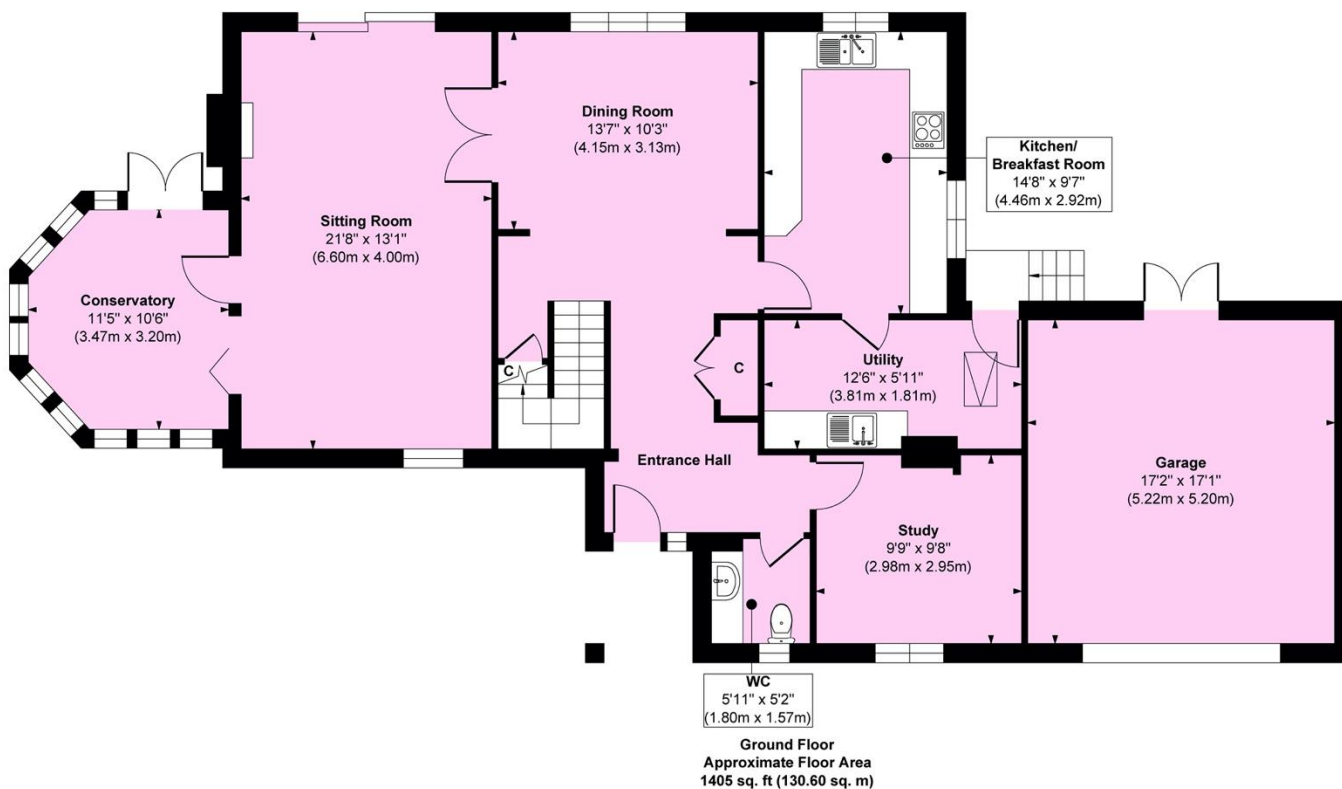
On Batheaston High Street, day-to-day amenities include Boots Pharmacy, the George and Dragon pub, the Gather café, Spar shop, paper shop and Fish and Chip shop and there is excellent Bus and road access to the city of Bath.

**Directions:** From the bypass roundabout, head east on London Road West and take the 4<sup>th</sup> left into Brow Hill (sign posted to Northend). Stay on this lane and take the 4<sup>th</sup> left again onto Seven Acres Lane and 1<sup>st</sup> left into Prospect Gardens where number 2 can be found at the far end, on the right.





**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 2283 SQ. FT / 212.20 SQ. M (INCLUDING GARAGE)**

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.

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