

Wisdén
Homes



Strathavon, 43 Englishcombe Lane,
Bath. BA2 2EE

Asking Price: £1,375,000



6 Bedrooms



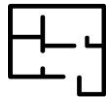
Bathroom, cloakroom
and shower room



Large, southerly-facing
gardens



Driveway and garage



2730 Sq. ft. / 254 Sq. m.

The Property

- Substantial Arts and Crafts villa with beautiful character wonderful space.
- 6 bedrooms and accommodation over 3 storeys
- Delightful gardens with southern aspect
- Driveway parking and garage.
- High quality internal renovation
- Far-reaching views towards the city of Bath

The Location

- Very sought-after position above Englishcombe Lane
- Excellent access into Bristol and Bath city centres
- Lovely, elevated views
- Excellently located for Moorlands, St Johns, Hayesfield and Beechen Cliff Schools
- Bear Flat Shops – 0.7 miles walk
- Bath Spa Station – 1.5 miles walk
- Near Blended Café and Tesco Express on Englishcombe Lane
- Accessible to Moorlands Road shopping parade (0.9 miles walk)





The Property: Strathavon is a stunning Arts and Crafts-style property with exceptional space, Edwardian character and large, southern-facing gardens. It is perfect for growing families and with an additional downstairs shower room offers excellent versatility.

Ground Floor: The attractive entrance porch opens to an impressive reception hall with space for seating and fireplace. From here we access all reception rooms.

The sitting room is very well-sized with a period fireplace (with gas fired, log-effect stove) and broad splayed bay window offering panoramic views towards the city. To the rear there is a tucked-away snug/ living room with plantation shutters, which becomes bathed in sunlight. Adjacent, a stylish underfloor-heated shower room allows the living room to become a ground floor bedroom for guests or relatives, if required.

The stylish kitchen/dining room comprises a selection of beautiful, bespoke cabinets (by Handmade Kitchens of Christchurch) with quartz worktops. There is a selection of appliances and space for family mealtimes and a charming rear seating area with French doors to the garden. Finally, a useful utility room has additional storage, hand basin, integrated washing machine and tumble drier and door to the side.

First Floor: Stairs lead past the spacious half-landing and up to the first floor where there are 4 double bedrooms. Bedroom 1 shares the sitting room's large proportions and elevated views, whilst bedrooms 2 and 3 are well-presented doubles overlooking the rear garden. Bedroom 4 opens to the delightful front balcony with wrought iron balustrade and lovely views. Finally, there is a bathroom and cloakroom on this level both stylishly fitted with high quality sanitary ware.

Attic level: upstairs again are 2 further bedrooms both offering good space and currently used as home offices. Some owners have added a shower room at this level and there is potential for this addition, too.





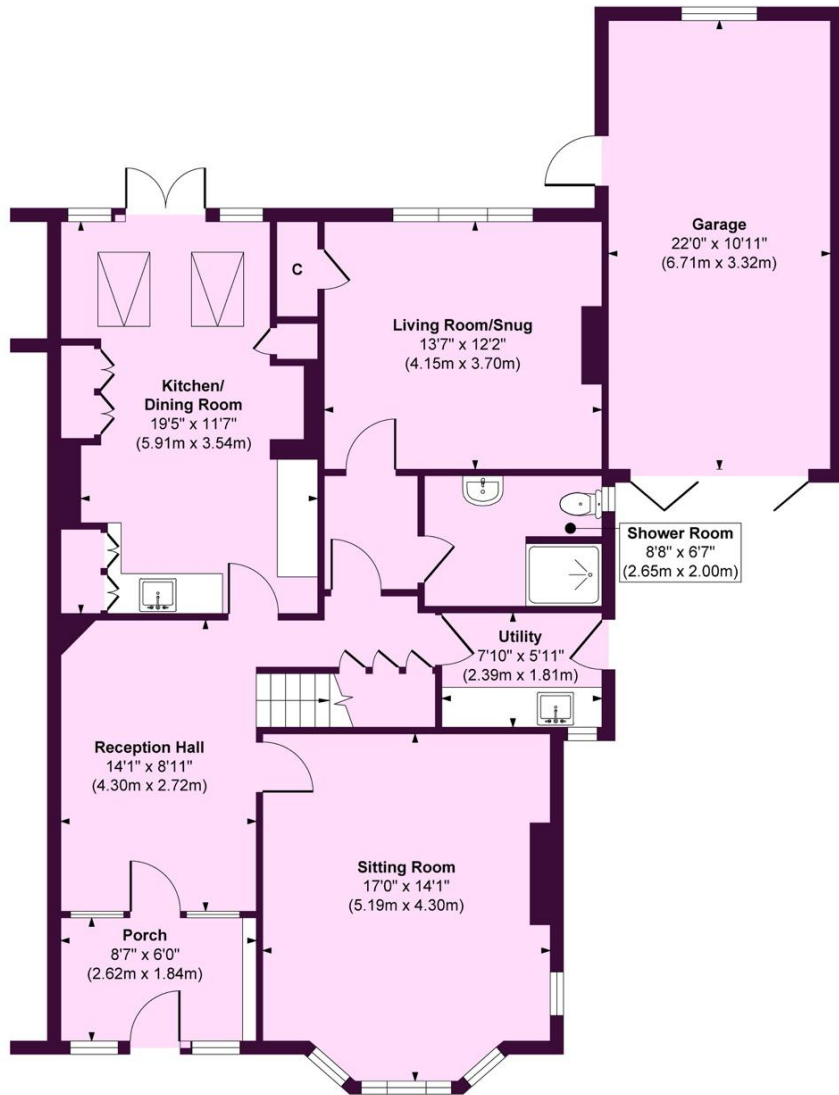
Outside: To the front, the garden is mainly lawned and shingled with hedge borders and a pathway to the front door. A driveway leads up to the garage and the side door entrance. The charming rear garden enjoys a sunny, southerly aspect beginning with a lovely, large patio area which then leads up to a second patio and level lawn. From here there is a secondary, banked lawn leading to the rear access lane. The garden is a good size, approx. 95' x 35' (29m x 10m) - ideal for families.

The Location: Englishcombe Lane is a very popular and convenient part of South Bath and Strathavon is elevated and set back from the lane overlooking Moorfields Park. The location offers wonderful views and is desirable to families with its ease of access to a good selection of schools. Beechen Cliff and Hayesfield secondaries and Moorlands and St Johns junior and infant schools are accessible and Widcombe Schools, The Paragon School and Prior Park College, are roughly 2 miles away. There are lovely walks and cycling nearby along the Two Tunnels Path and a Tesco store further along Englishcombe Lane.

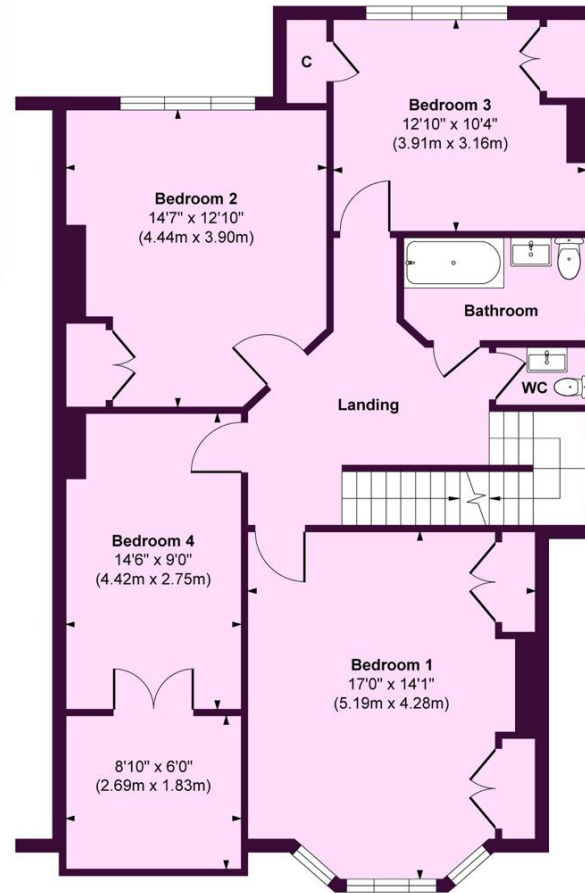
Local amenities included Tesco Express and newly opened Blended café and, Moorland Road caters for day-day-needs including a Sainsbury's Local, bookshop, hardware store and Velo Lounge. There is a regular bus service to the centre of town and Bath Spa Railway station from where direct routes are offered 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.



Ground Floor
Approximate Floor Area
1388 sq. ft (129.00 sq. m)



First Floor
Approximate Floor Area
954 sq. ft (88.69 sq. m)



Second Floor
Approximate Floor Area
388 sq. ft (36.11 sq. m)

APPROX. GROSS INTERNAL FLOOR AREA 2730 SQ. FT / 253.80 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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