



Cypress Lodge, 2, Bramble Way  
Combe Down, Bath. BA2 5DR

Asking Price: £1,200,000



4 Bedrooms with bathroom, ensuite and cloakroom



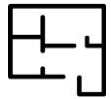
Studio / 1 bed detached annex with shower room



Gorgeous, surrounding, level gardens



Off-street parking for several vehicles



2148 Sq. ft. / 200 Sq. m.  
In total

### The Property

- Beautifully presented detached family home
- Rarely available studio annex ideal for home-office or hobbies or for a dependant relative
- Stunning, large level gardens
- Tucked away position
- Large dining/sunroom extension
- Stone outbuilding with potential to convert (subject to permissions)

### The Location

- Tucked-away Private Lane location
- Easy access to Combe Down village
- Lovely walks nearby
- Combe Down Primary School and Mulberry Park School – 0.4 miles
- Ralph Allen Scholl – 1 mile
- Prior Park College - 0.5 miles





**The Property:** This wonderful, detached family home features superb level private gardens surrounding the property, bringing a feeling of privacy, and yet just minutes from Combe Down village. There is also an extremely rare, detached annex, further outbuildings and excellent gated parking.

The current owners have thoroughly renovated the property, including a solid, warm roof on the conservatory, new kitchen and appliances (in the last 12 months), garden enhancement, replacement doors, windows and French doors as well as upgrading the electrics.

**Ground Floor:** We begin with the main entrance door to the hallway which has the benefit of a smart, downstairs cloakroom. From here, the sitting room is an elegant, dual aspect room, 7 metres in length. It features plenty of space for rest and recreation, including a rear reading area with French doors over the courtyard to the annexe. Across the hallway, the dining room is a comfortable reception room overlooking the lovely front lawns and ideal as a music room, study or kids' den.

The kitchen is immaculately refitted in the last year and comprises a selection of light grey cabinets. There is plumbing for a dishwasher and washing machine and included is a Smeg Induction range cooker. From here, we lead to the generous sunroom/conservatory which is a wonderful relaxation and dining space with a converted warm roof, LED spotlighting and garden outlook.

**First Floor:** Upstairs, the landing leads to 4 bedrooms, bathroom and ensuite. Bedrooms 1 and 2 are generous front double rooms with built whilst to the rear are 2 medium double rooms giving excellent balance. The bathroom and ensuite are each fitted with white sanitary suites.



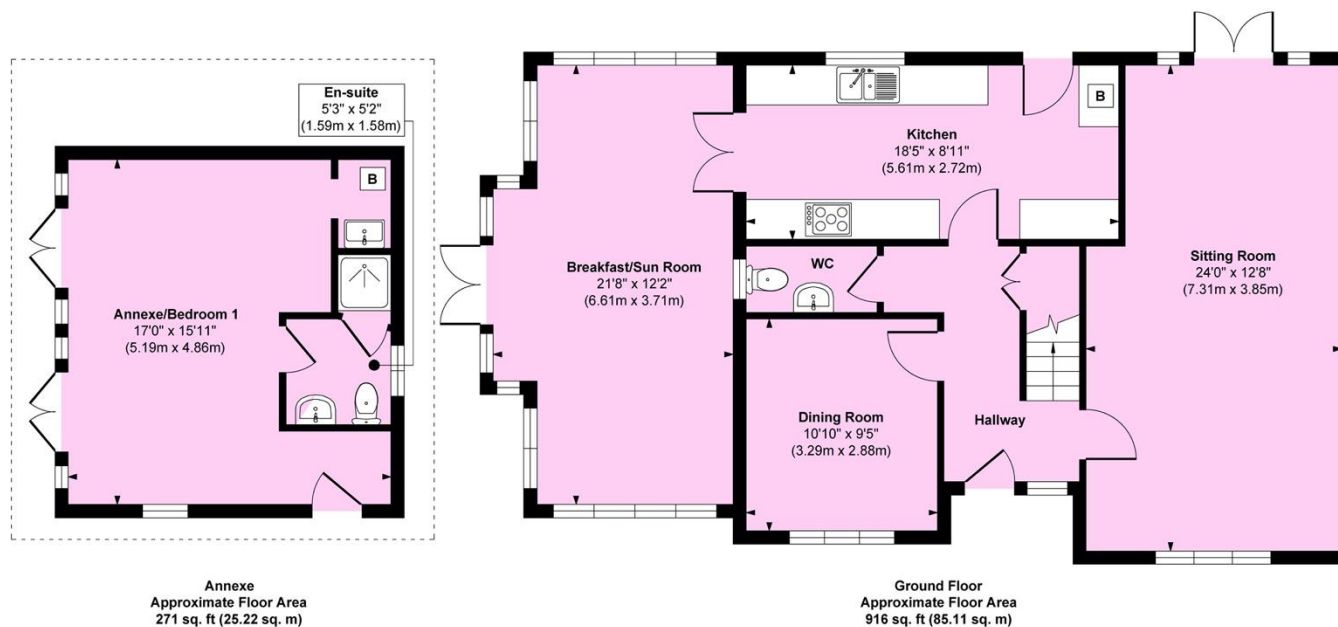
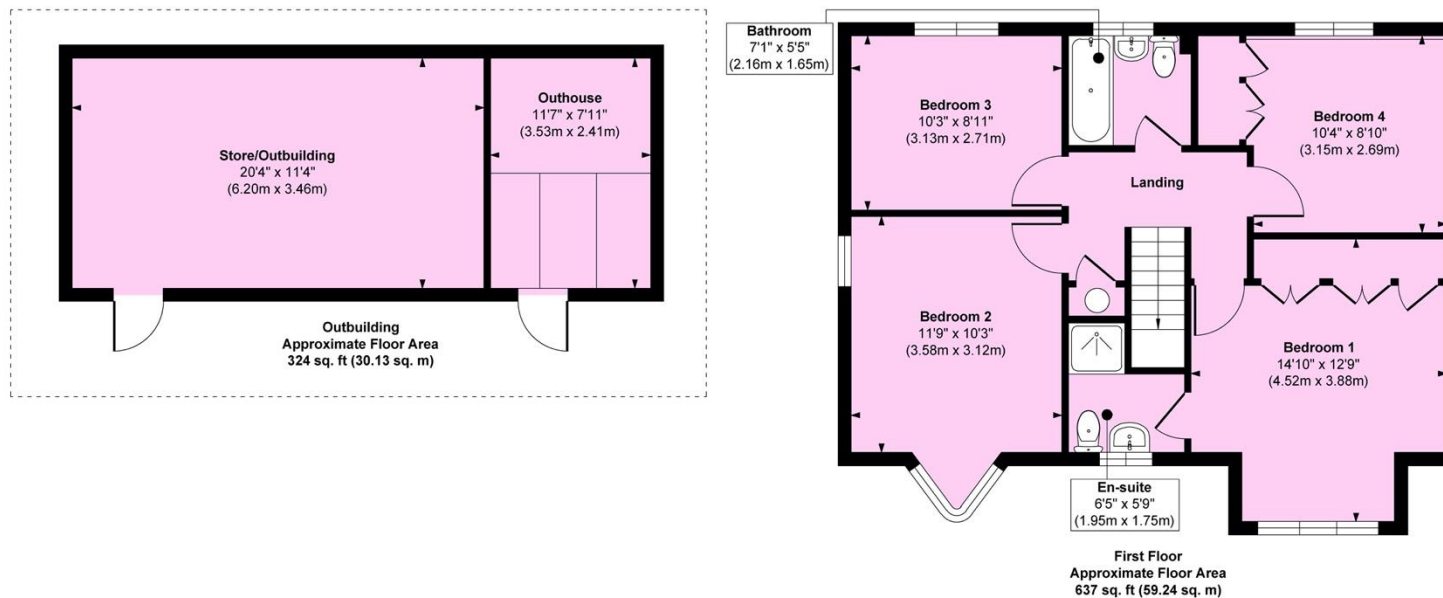


**The annexe:** Rarely available and extremely useful, our 25 square metre annex provides an excellent opportunity for a dependant relative to have a place to call their own, with space for a bed, sofa, TV and kitchen appliances. There is a separate Worcester GHC boiler, ensuite shower room, small kitchen sink and 2 delightful sets of French doors to the front garden. Finally, a large rear outbuilding is divided into 2 and fitted with power and light. It has a replacement roof and is ideal for storing garden equipment or possible conversion (subject to planning and building regulations)

**Outside:** The absolutely gorgeous and expansive level gardens begin with a five-bar gate leading to the driveway and large lawn surrounded by mature trees which have undergone thorough husbandry. There are planted areas, ample space for seating along with a wildlife pond and tucked away areas to explore, as well as a picket fenced, designated vegetable patch. A large courtyard leads from the kitchen and sitting room to provide a simple access to and from the annexe.

**The Location:** The property is located in Combe Down, a very desirable part of Bath approx. 2 miles from the City Centre. Combe Down village is attractive and scenic with a church, delicatessen, well regarded primary school, small Co-op, and Doctors surgery and there are beautiful walks nearby at Rainbow Woods, Fox Hill and Perrymead and Shepherd's Walk





**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 2148 SQ. FT / 199.70 SQ. M (INCLUDING ANNEXE & OUTBUILDING)**

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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