



Highlands, Beechen Cliff Road,
Bath. BA2 4QS

Asking Price: £1,400,000



5 Bedrooms



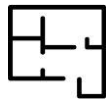
Bathroom, and
downstairs cloakroom



Beautiful front and rear
walled gardens



Garage parking and
resident's parking zone



2263 Sq. ft. / 210 Sq. m.

The Property

- Exceptionally charming semi-detached, Victorian villa
- Generous proportions with 5 bedrooms
- Delightful walled gardens
- Benefit of garage parking to the front
- Beautifully tucked-away position and timeless style
- Lovely views from front and rear

The Location

- Gorgeous setting in leafy Beechen Cliff Road.
- Arguably one of Bath's most sought-after neighbourhoods
- A gentle downhill stroll to the city of Bath
- Close to the shops of Bear Flat
- 5-minute stroll to Alexandra Park
- Beechen Cliff, Hayesfield, Widcombe and Paragon schools within easy reach
- Bath Spa Train Station – 0.7 miles





The Property: Highlands is a breathtakingly elegant and spacious Victorian semi-detached villa in a beautifully tucked-away position at the top of Beechen Cliff Road. It features beautifully maintained front and rear gardens and the bonus of a good-sized garage parking.

Ground Floor: Highlands begins with a charming entrance porch which opens to the main house and through to the rear garden. The hallway features characterful, tessellated tiling and opens to all reception rooms.

The sitting and dining rooms are both wonderfully expansive with a beautiful Southerly aspect to the rear garden. The sitting room is fitted with oak flooring and a wooden fireplace and has French doors to the rear, while the dining room has 2 large windows and a painted slate fireplace. To the front of the property, the breakfast room has an ashlar stone fireplace and 2 period dressers. It opens to the traditional kitchen comprising a selection of wood fronted units and a stable door to the front garden.

First Floor: The landing accesses 4 bedrooms and bathroom. Bedrooms 1 and 2 are large double rooms overlooking the rear garden with attractive views, whilst bedroom 3 is a front double and the 4th bedroom, a longer, single room. The bathroom is fitted with a white suite of panelled bath, hand-basin and WC.



Attic Level: at 2nd floor level there is an eaved double room with stunning, panoramic views over south Bath from the dormer window. Alongside, a storeroom provides valuable additional space and opens to the eaves area.

Outside: Highlands is blessed with some of the most delightfully balanced, walled gardens you could hope to witness. We begin with a wrought iron gate to the long front garden (45' x 33' approx.) where a York stone path leads to the front door. There are well stocked flower beds and green shrubs and a central lawn leading to the house.



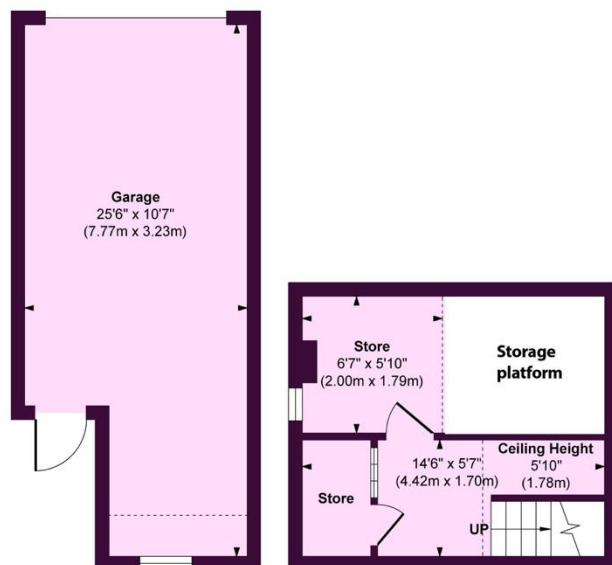
The walled rear garden (55' x 35' approx.) enjoys a beautiful southerly aspect with mature shrubs, trees and flower borders. There is a sunny paved seating area which leads via gentle steps to the large lawn and on to a paved rear area housing the garden shed.

The Location: Highlands takes pride of place in extremely popular Beechen Cliff. It is an elegant and exclusive location just up from Bear Flat, where the 20 or so thriving shops, cafes and restaurants are on your doorstep. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are many wonderful walks South as far as Widcombe, Combe down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.

Directions: From the Churchill Bridge roundabout take the A367 Wells Road to Bear Flat and turn left onto Hayes Place. Fork right onto Beechen Cliff Road and continue up the hill to the very top where the property is straight ahead at the end of the no-thru road, on the right before you join Chaucer Road.

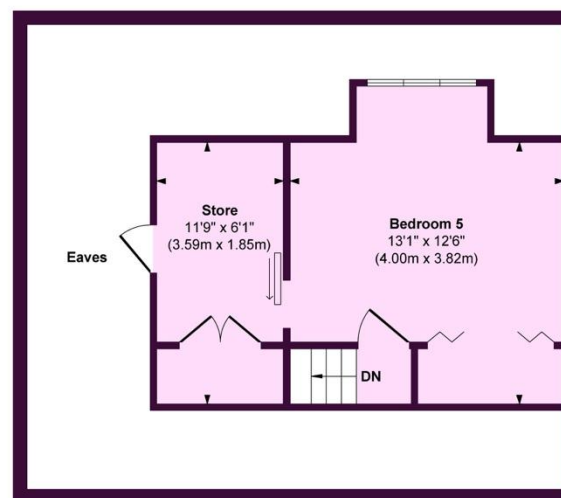


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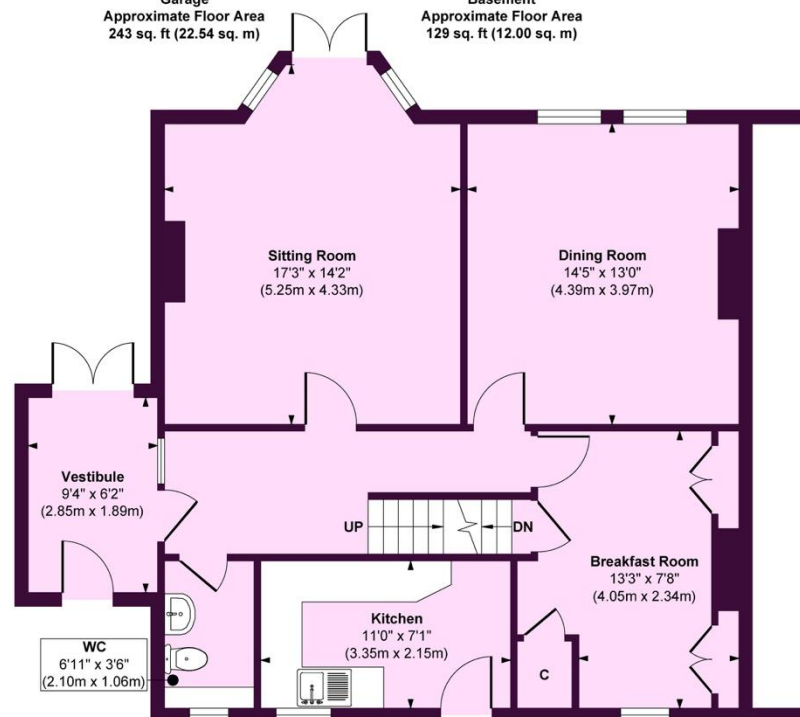


Garage
Approximate Floor Area
243 sq. ft (22.54 sq. m)

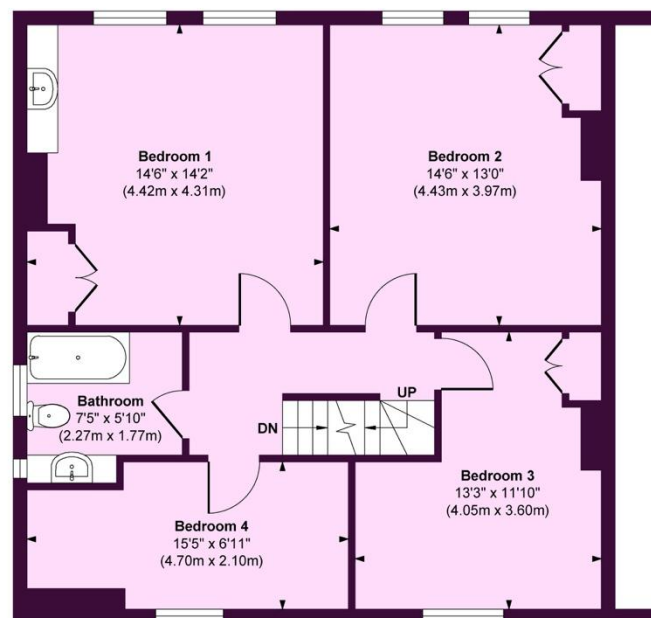
Basement
Approximate Floor Area
129 sq. ft (12.00 sq. m)



Second Floor
Approximate Floor Area
261 sq. ft (24.30 sq. m)



Ground Floor
Approximate Floor Area
855 sq. ft (79.46 sq. m)



First Floor
Approximate Floor Area
775 sq. ft (72.00 sq. m)

Approx. Gross Internal Floor Area 2263 sq. ft / 210.30 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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