



ASPIRE

— TO MOVE —



Horsecombe Brow, Bath, BA2

This property is located on the southern slopes of the city of Bath in the highly desired village of Combe Down. Combe Down's rewarding valley top position provides stunning panoramic views of the city to the north with equally gratifying views of the Cotswold valleys to the south. The surrounding area cultivates ancient woodland which is the home of unique and local flora and fauna. The village itself has a very high sense of community spirit and self sufficiency. With local amenities providing every level of schooling and childcare, doctors surgery, dentists and pharmacies. Within the village there is a highly reputed car garage, award winning delicatessen, art gallery, Bath Bakery, hardware store and Co-op mini-market. Locally a Tesco Express with petrol station and a large Sainsburys supermarket can also be found. Every level of schooling can be found in the local vicinity with three nurseries, primary school, Ralph Allen senior school and three independent schools.

£3,500 PCM

Horsecombe Brow, Bath, BA2

- Five bedroom detached home
- South facing garden
- Close to good local schools
- Holding deposit - £807.00
- Separate annexe
- Balcony with far reaching views
- Ample parking
- Garden room
- Located in a quiet cul-de-sac
- Council tax band F - £3,043.52 annually.

A beautiful five bedroom detached property with valley views and set in a quiet cul-de-sac location. A great family home with lovely south facing gardens, this property is available end of August 2024 and offered unfurnished.

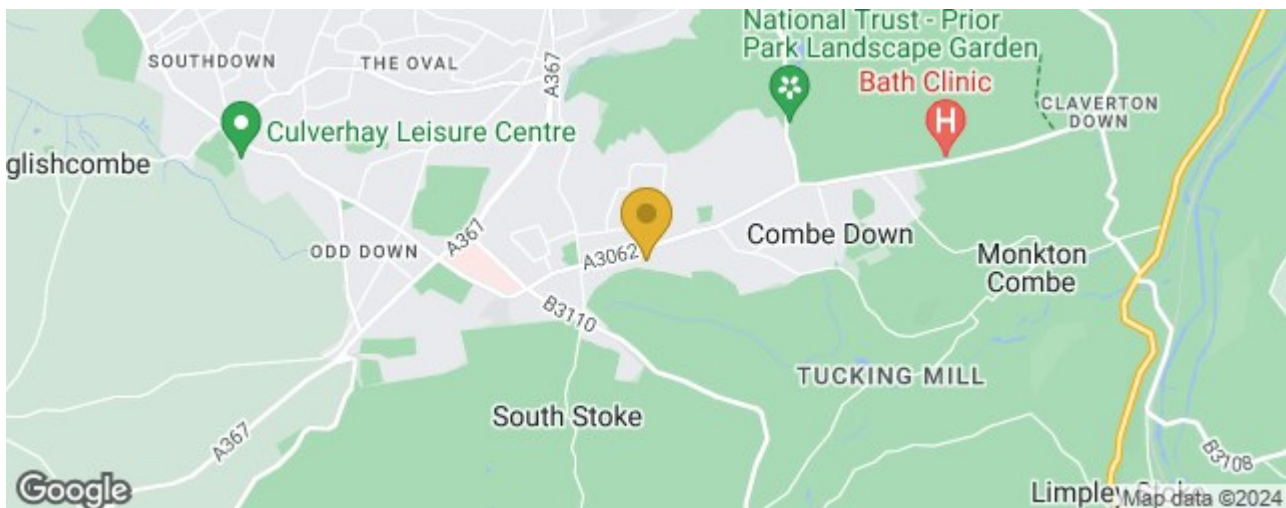
You enter the property through the porch and in to the entrance hallway. The hallway provides storage cupboard and access to the sitting room, kitchen and small study room. The sitting room is a long spacious room with a working log burner and to the rear aspect a study/seating space with bi-folding doors leading out on to the rear garden. The kitchen diner is a long L-shaped room with seating area, breakfast bar, modern units and built-in oven, fridge freezer and dishwasher.

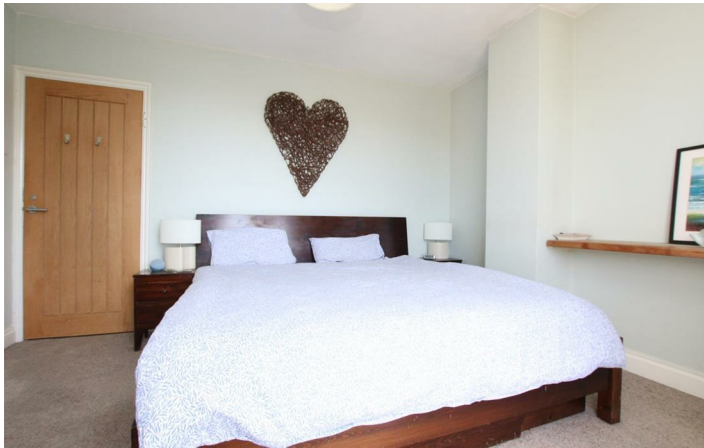
To the rear aspect of the kitchen, is a large dining space which leads out to the back garden and also has access to the utility room. The utility has a range of kitchen units, space for washing machine and tumble dryer. To the rear of the kitchen you can also access the annexe which holds a double bedroom, shower/WC and secondary room which is currently being used as an office.

The master bedroom, located to the right, boasts a balcony overlooking the garden and picturesque countryside views. Adjacent to the master bedroom is a convenient smaller room, currently serving as a dressing room.

On the left side of the stairs, three more double bedrooms await, ensuring that there is plenty of room for the whole family or visiting guests. Additionally, there is a well-appointed shower room and a family bathroom, providing convenience and functionality for busy households.

One of the highlights of this property is the enchanting garden that surrounds it. Bursting with lavender, grapes, roses, apples, lilies, and an array of other beautiful flowers all year round. Additionally, a garden room with electricity stands elegantly, offering a perfect space for an outdoor office. The front of the house is equally impressive, featuring a driveway that provides ample parking.

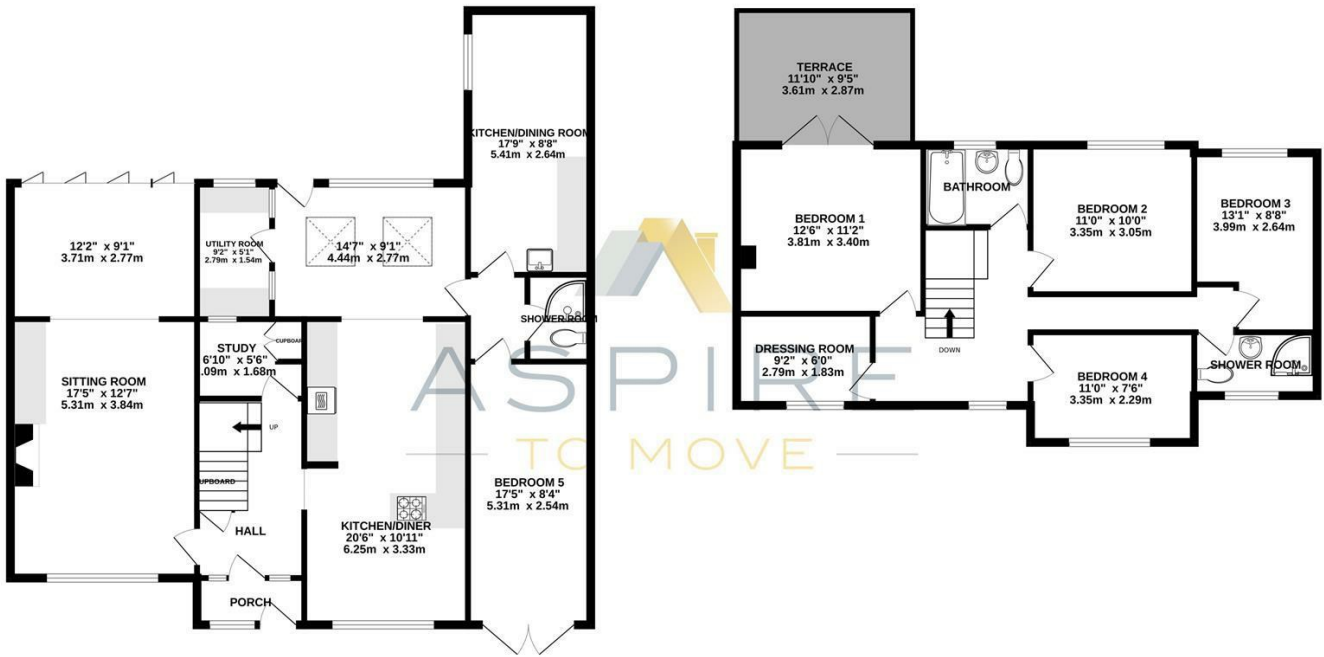




Floor Plan

GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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