



Combe Down  
Bath BA2





A striking, individual, architect-designed  
home in heart of Combe Down village

Offers in excess of  
£900,000



## Overview

This striking architect-designed home, built to a high specification, offers a seamless blend of historic charm and modern living in the heart of Combe Down. The versatile accommodation includes four well-proportioned bedrooms, a contemporary kitchen, and a spacious living area

The entrance hallway immediately impresses with a line of sight through the home to the garden beyond. Every detail has been considered for comfort, style, and energy efficiency, creating a truly turn-key home.

Step into a warm and welcoming sitting room where a log-burning stove offers a cosy centrepiece—perfect for curling up on cool evenings. Bi-fold doors lead out into the pretty courtyard garden beyond. The open-plan layout of the living area flows seamlessly into a bright dining area and modern kitchen, where clean lines and ample storage create a stylish yet highly functional heart of the home, flooded with natural light.

On the ground floor, a glass walkway leads from the sitting room through to the older part of the house, which originated from a stone-built cottage, dating from the mid-19th century. This has been thoughtfully preserved and carefully integrated with the new part of the house and includes two-storeys with remarkable flexibility—ideal as a home office with its own separate entrance, a private therapy or consulting room, or even as a self-contained Airbnb or guest accommodation to generate additional income.











## Outside

The property is approached via a shared access drive that opens into a private parking area with space for two vehicles. The pretty courtyard garden provides a peaceful outdoor retreat with plenty of room for relaxation or entertaining. Its landscaped design complements the home's modern aesthetic while remaining low-maintenance and family-friendly. The overall layout maximises privacy while retaining a welcoming village atmosphere.

Combe Down is a highly desirable residential area and thriving community, on the southern outskirts of Bath, renowned for its blend of village atmosphere, rich history, and family-friendly amenities. Situated just over a mile from the city centre, it offers a peaceful, semi-rural setting while providing easy access to Bath's cultural, retail, and dining attractions. The village is perfectly placed for easy access to the City Centre to the north and open countryside to the south.

## Location

A great village community and a level walk to all the amenities on offer in Combe Down.

The area is particularly popular with families thanks to its excellent choice of schools, including well-regarded local primaries and secondary options such as Prior Park College, Monkton Combe Junior School, and Ralph Allen School. Day-to-day living is made easy with a range of local amenities, including independent shops, a pharmacy, bakery, Post Office, dentist, GP surgeries, pubs, including a promising newly refurbished pub, The King William IV, and a nearby Sainsbury's.

Outdoor enthusiasts will enjoy the many walking and cycling routes that begin right on the doorstep, while commuters benefit from convenient access to Bath Spa train station and key road links, making travel to Bristol, London, and further afield both fast and straightforward.

### KEY FACTS

- Freehold
- North East Somerset Council - Band E
- Mains utilities
- Gas central heating and solar panels with battery storage
- Private off-street parking for 2 vehicles
- EV charging point
- NO ONWARD CHAIN



Floorplan







For more information please  
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