



**ORCHARD HOUSE**  
COMBE DOWN, BA2 5DF

**£1,750,000**  
**FREEHOLD**



**ANADEAR ESTATES**  
REDEFINING REAL ESTATE

# ORCHARD HOUSE



## Situation

A beautifully refurbished house, quietly situated in Combe Down, close to schools, local shops, Doctor surgery, Firs Field, The National Trust rainbow woods and Prior Park Gardens. The City of Bath offers excellent shopping and social facilities.

## Description

Orchard House has a wonderful feeling of quiet, light and space, sitting in its own lovely private garden which wraps around the house.

Access from North Road, Combe Down, is down a private drive and through automatic gates.

Originally built in 1982, the house provides generous and adaptable accommodation with efficient underfloors heating and two self-contained studio apartments.

It has been carefully refurbished by the current owners during the last nine years.

Enter the house from a large parking area for 3 or 4 cars, walk through an inner lobby into a spacious hall with cupboards for coats. There is a separate Cloakroom, a well fitted Utility room and a separate guest WC.

All ground floor rooms have natural oak floors.

The large open plan Sitting diningroom with fitted bookcase features a hand crafted Bath- stone fireplace.

A pair of double doors open onto a wide Deck with Gardens beyond.

The Kitchen has well fitted units, a composite granite worktop, a large fridge-freezer, two ovens and a Miele dishwasher.

Stairs from the Hall lead up to a spacious Landing fitted with cupboards and bookshelves.

The Master bedroom has a wonderful double height ceiling with views over the garden and cedar tree.

The En-Suite dressing- shower room is fitted with twin basins in a granite worktop, a fully tiled shower, W/C and bidet.

The Upper Studio apartment can be entered from the first floor landing. It has a kitchenette fitted with fridge, microwave and sink, a separate shower room and a spacious living- double bedroom with stairs down to a private front door opening to the garden.

There are Four further Bedrooms, a large family Bathroom, and a separate Shower room.

The Ground Floor Studio apartment, can be entered from the Hall. It has a kitchenette fitted with fridge, microwave and sink, a separate shower room and a spacious living - double bedroom with a private front door opening to the garden.

The stunning Garden Room has floor to ceiling wrap around windows and double doors opening onto the wide deck and gardens.

The Garden has a mature cedar tree and yew bushes, two large apple trees, a wild flower lawn, five

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Jacquemontii birch trees under planted with pittosporum bushes, a water feature, a mature evergreen hedge, tall Portuguese laurel hedges and a feature log wall. The pretty paved terrace has a Hot tub and B'Q.

The Schools, nearby are, Prior Park college, Monkton Prep & Primary school, the Paragon, Ralph Allen and Monkton Senior school.

Walking distance from the house is a Doctor Surgery, Nisa Local store, Combe Down garage, Bicycle shop, Firs Field for dog walking, children play area & recreation games, pubs, a church and the National Trust Rainbow woods and fields.

Buses into the City centre and Bath university are frequent.

Trains to London take about 1h 16m direct.

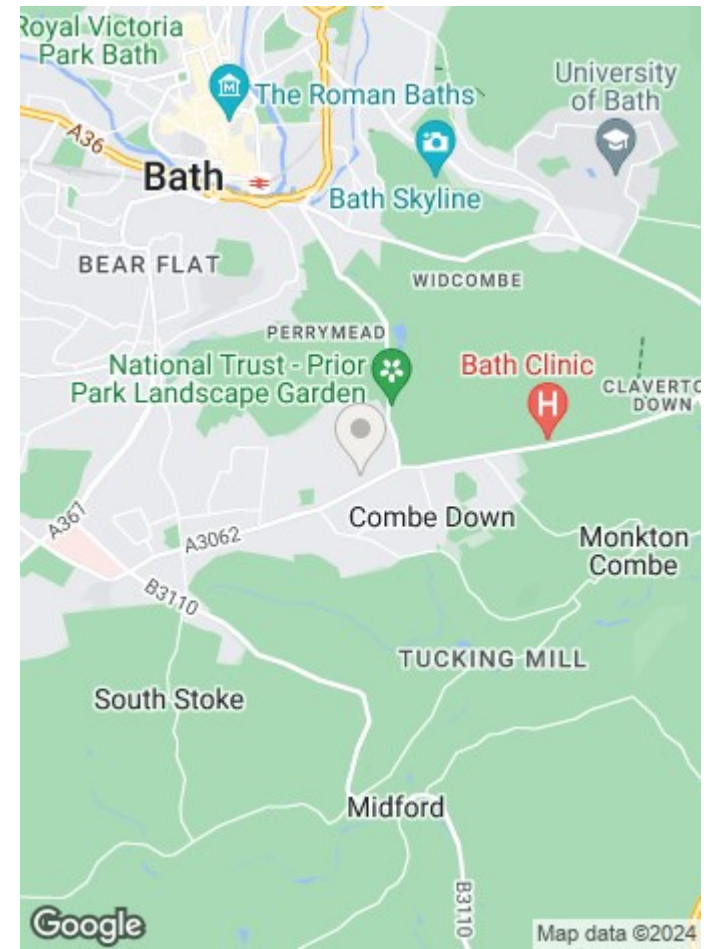
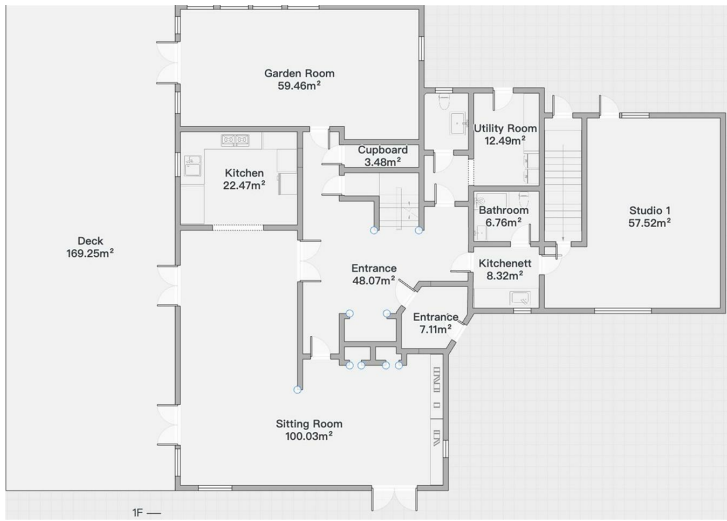
Bristol Airport is about 40-60 minutes by car.

BATH SPA is a Unesco World Heritage Site, founded by the Romans a Thermal Spa.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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