

Eastbourne Villas, Bath



A superb four bedroom family home providing superb accommodation with exceptional views, situated within one mile of Bath.

Accommodation

Ground floor Sitting Room | Dining Room | Kitchen/Breakfast Room | WC

First floor 2 Bedrooms | Family Bathroom

Second floor 2 Bedrooms

Distances

Bath City Centre 1 mile, Bath Spa Station 1.6 miles, Bristol International Airport 18 miles

M4 Junction 8 miles (All distances are approximate).

Situation

Eastbourne Villas is an attractive and sought-after address in Larkhall, a highly desirable residential area on Bath's eastern fringes, within a one-mile walk to Bath city centre. Larkhall has a thriving village community and offers an excellent array of local amenities, which include a good state primary and senior school, doctors surgery, dental practice and chemist, a national chain supermarket, delicatessen, hardware store, greengrocers, butcher, a gourmet takeaway and three pubs. There is also a local theatre and an active community centre. The World Heritage City of Bath offers an array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many well-respected cultural activities, which include a world-famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museum and many pre-London shows at The Theatre Royal. Bath provides a wealth of well-regarded private and state schools, along with two universities. Nearby schools include Kingswood, The Royal High, St Stephens Primary School and St Marks School. There is a direct train line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 junction 18 is approximately 8 miles to the north via the nearby A46, and Bristol airport is 18 miles to the west.



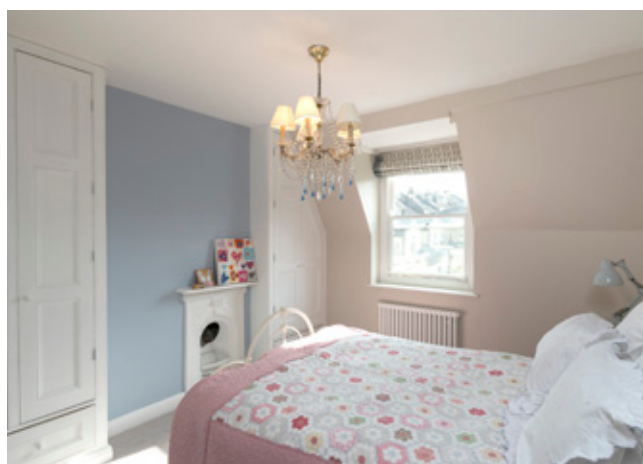
The House

2 Eastbourne Villas is set back from the road behind a pretty front garden with steps leading to the front door. The hallway opens to the dining room with its triple bay window, feature fireplace and period details, including a centre rose and ornate cornice work. The dining leads through to the living room behind, with a feature fireplace and views to the rear garden. To the rear of the house is a stunning kitchen/breakfast room with bespoke joinery, a central island with a Corian worktop, marble splashback, Falcon range cooker, American-style fridge/freezer and a pretty banquette window seat adjacent to the island. The kitchen has natural light flooding through a triple sash window, skylight, and French doors leading out to the landscaped garden. A downstairs WC under the stairs completes the ground floor.

On the half landing to the first floor is the family bathroom fitted with Fired Earth tiles, an Albion roll-top bath and a large shower. A laundry area is located next to the bathroom, formerly a separate WC and could be reversed if required. To the front of the first floor is the spacious bay-fronted principal bedroom with a feature fireplace and spectacular views over Solsbury Hill and St Saviours Church. This room provides excellent flexibility as the current owners utilise this beautiful room as another reception room with built-in cabinetry. There is also a well-proportioned second bedroom with a westerly view on the first floor. On the second floor are two double bedrooms with fireplaces and far-reaching views of Bath and the countryside.

In addition, there is consented planning permission for a further room at the rear, which could be utilised as an additional bedroom or bathroom (Ref: 21/04125/FUL)





Gardens and Grounds

The westerly-facing rear garden has been carefully designed and landscaped with Cotswold stone and York flagstones to provide a tranquil and secluded setting. Immediately outside the kitchen's French doors is a terrace, ideal for entertaining and al fresco dining. Beyond this is a further walled terrace surrounded by various shrubs and planted borders. A winding stepped pathway leads to the top section of the garden, and a rear gate provides access to a path leading down to the road. The front garden is predominantly lawn with a mixture of mature shrubs, providing additional space to sit and enjoy the views.

Property information

Services: We are advised that the main water, drainage, electricity, and gas are connected to the property.

Tenure: Leasehold: approx 852 years remaining. (Absentee Freeholder)

Local Authority: Bath and North East Somerset - 01225 477000.

Council Tax: Band F.

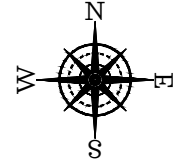
Offers in Excess Of: £795,000

Viewing: Strictly by prior appointment with the Knight Frank, LLP.



Total Area: 163 sq m / 1,754 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

First Floor

Second Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [March 2024]. Photographs and videos dated [May 2023].

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