

Berkeley Lodge

Cavendish Road, Bath





A detached lodge house with double garage, parking and private gardens, set in a gated community with access to extensive, beautifully landscaped communal gardens.

Bath City Centre – 0.5 mile, Bath Spa Railway Station – 1.5 miles, Junction 18 M4 – 10 miles, Bristol Airport – 20 miles
(All distances are approximate)



Summary of accommodation


Ground Floor: Entrance Hall | Kitchen | Sitting room | Study | Cloakroom


First Floor: Principal bedroom | En suite bathroom | Bedroom 2 | En suite shower room


Situation


Cavendish Road is a highly desirable residential area just beyond the Royal Crescent and the Circus, adjacent to High Common and Royal Victoria Park.


Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

 Nearby are local shops in St James's including a popular café, newsagents, barbers, hairdressers, greengrocer, florist, popular St James Wine Vaults and the Marlborough Tavern. Bus services and the city centre with its many facilities and amenities are also within easy walking distance.

 There are well regarded private and state schools nearby.

 Mainline rail links to London Paddington (journey time from 80 mins) and Bristol Temple Meads (journey time from 15 mins).

 Junction 18 of the M4 motorway is about 9 miles to the north.

 Lovely walks can be enjoyed up to the Cotswold Way and beyond.



The Property

Berkeley Lodge is one of two lodge houses that are set either side of an impressive, gated driveway that sweeps up to Cavendish Lodge, a neo-Georgian building housing some twenty homes. The development was built in 1997 and the communal gardens and grounds amount to approximately four acres in total with lawned areas, flower beds and wooded copse areas, all interlinked via gravel pathways. This lodge house is detached and is set in a private plot with a double garage, forecourt parking and private gardens that wrap around the house.

A spacious entrance hall is beautifully light. To one side is a small study and a kitchen to the other side, fully fitted with integrated appliances. Double doors from the hall open to a good-sized living room that is triple aspect and spans the width of the property. It enjoys a lovely westerly outlook across High Common. Upstairs there are two double bedrooms that feature oval windows. The principal bedroom has fitted cupboards to one wall and an en suite bathroom. The second bedroom has generous under eaves storage and an en suite shower room.





FLOORPLAN

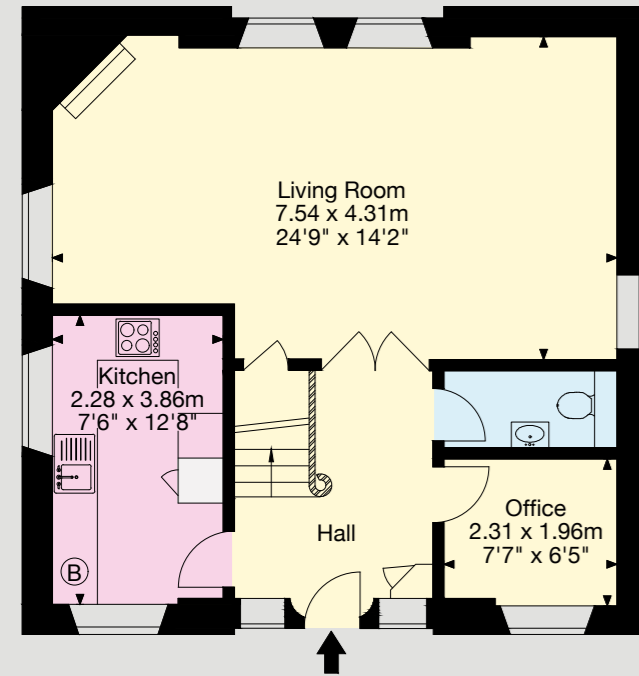
Approximate Gross Internal Floor Area

Main House: 110 sq m / 1,184 sq ft

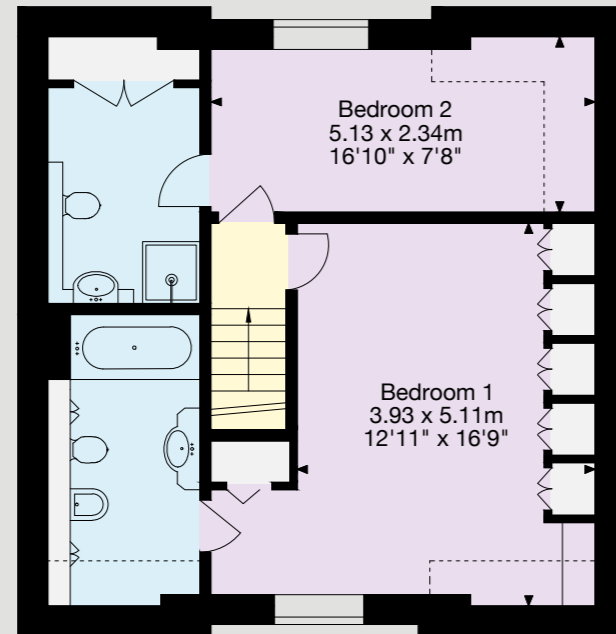
Garage: 32 sq m / 344 sq ft

Total: 142 sq m / 1,528 sq ft

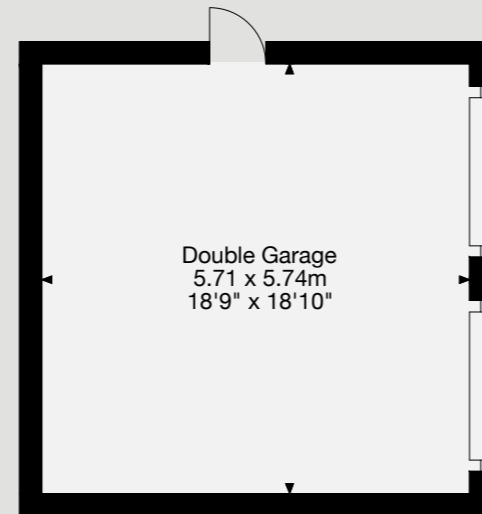
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



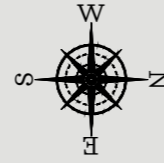
Ground Floor
Main House



First Floor



Garage



Property Information

Services:

Mains electricity, gas, water and drainage.
Gas central heating.

Tenure:

Freehold.

Local Authority:

Bath & North East Somerset - 01225 477000

Council Tax:

Band G

EPC:

C

Guide Price:

£1,100,000

Postcode: BA1 2UD

Directions: From Queen Square continue towards Upper Bristol Road, take the 4th turning along Marlborough Lane and continue passing Marlborough Buildings and the Royal Crescent on your right. Cross the road into Cavendish Road. Ascend Cavendish Road and Berkeley Lodge will be found on the right hand side at the gated entrance to Cavendish Lodge.

What3Words: /// fluid.caller.smart

Viewings:

Strictly by prior appointment with the Knight Frank, LLP



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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 September 2024. Photographs and videos dated September 2024.

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