

# Sussex Lodge

5 Oakley, Bath BA2





# A six bedroom, semi-detached, Edwardian family home with garden and garage

  
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## Summary of accommodation

### Main House

Ground Floor: Hall | Living Room | Sitting Room | Conservatory | Dining Room | Kitchen | Utility Room | WC

First Floor: Principal Bedroom Suite | Two Bedrooms | Bathroom

Second Floor: Three Bedrooms | Bathroom




### Outside

Driveway with parking | Garage/Workshop | Rear Garden



# Situation

(Distances and times are approximate)

-  Bath offers first class shopping, superb restaurants and bars and cultural experiences.
-  There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas.
-  The property is well placed for commuters with easy access to the A36, M4 and to Bath Spa station (Bath to London Paddington is 90 minutes).



# Sussex Lodge

Built 1901-1905, Sussex Lodge is a semi-detached, family home with the elegant proportions and solid build of the Edwardian era. A glazed porch forms a welcoming entrance into the entrance hall with an ornate banister and staircase to the right. The living room has a sashed window triple bay to the front, deep skirting boards, coving and a picture rail. The sitting room has the same wall features, plus a stone fireplace, large window and glazed door that opens into the conservatory. Here, glazed doors open onto the south-west facing garden, with views across the long stretch of lawn.

The dining room has windows to the side of the house, and is open to the kitchen, utility and WC - this area is an extension to the original house. Aesthetically, there's room for modernisation, though the essential building and services have been well maintained - and there's a new boiler.

On the first floor, the principal bedroom occupies the same footprint as the living room, with an additional walk-in wardrobe and ensuite bathroom. There are two more bedrooms on this floor - both at the rear of the house and with fireplaces - plus a shower room and large linen cupboard. Rooms on the second floor are shaped by the roof eaves: two are double bed sized; one is single and there's a bathroom.









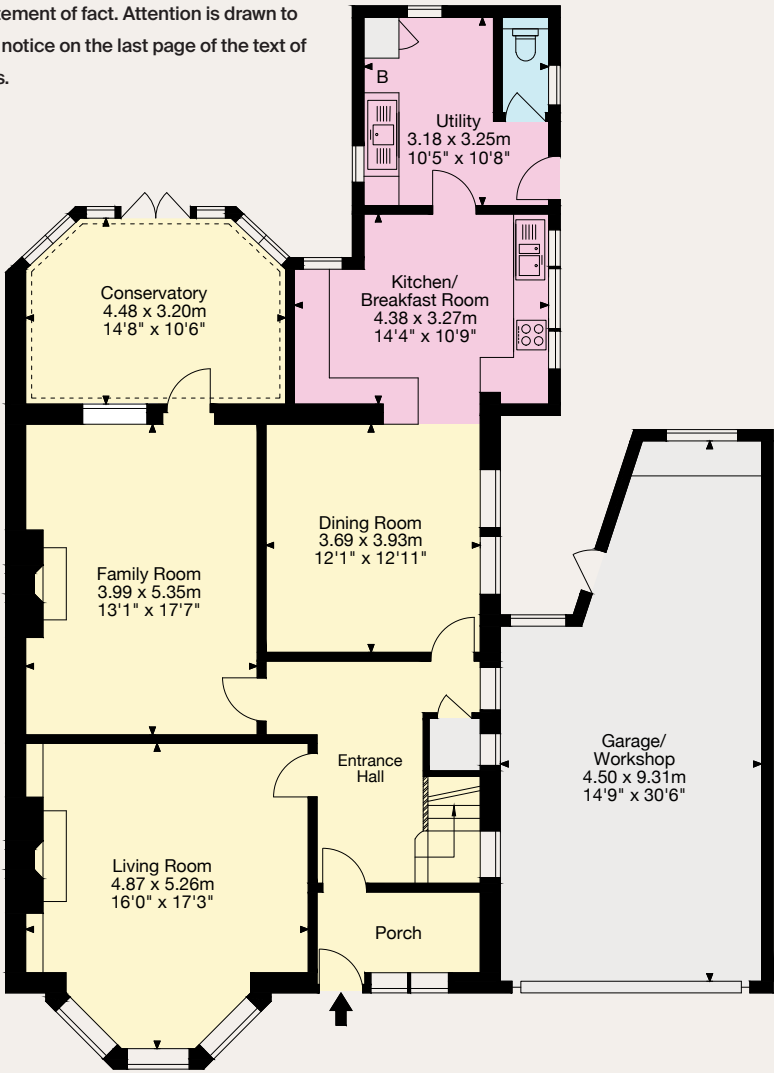




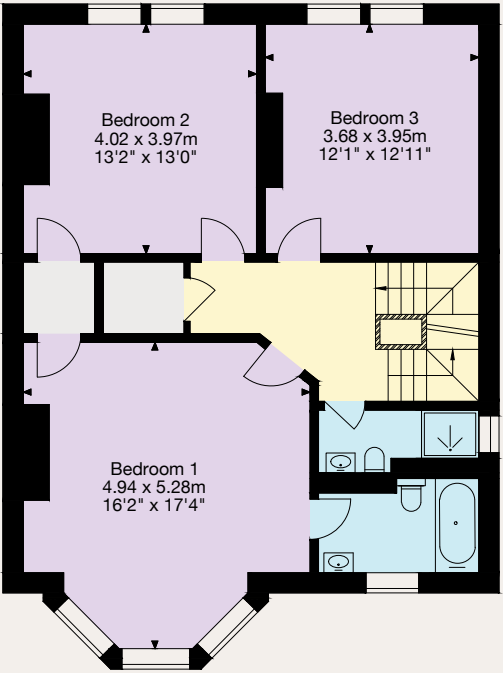
FLOORPLAN

Approximate Gross Internal Floor Area  
Main House = 263 sq.m / 2,830 sq.ft  
Garage/ Workshop = 35 sq.m / 376 sq.ft  
Total Area = 298 sq.m / 3,206 sq.ft

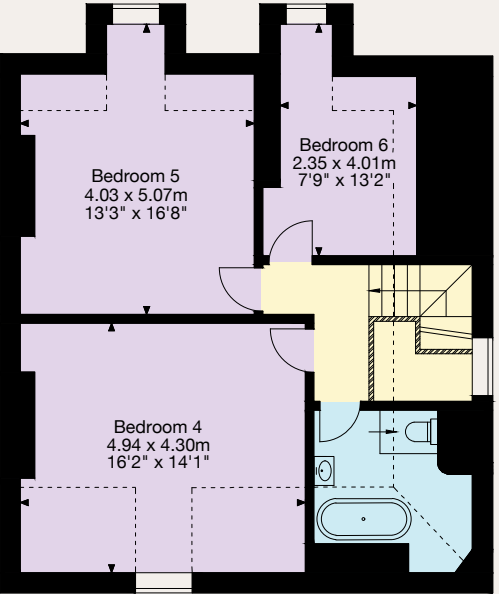
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



Gardens & Grounds

At the front, a stone wall encloses the drive, with parking for several cars, and a garage with workbench units and a window on the garden side. There's access to the garage and garden at the side of the house. At the rear of the house, a paved dining terrace is in front of the conservatory, with a long, level lawn stretching the full length of the garden. Flowerbeds frame the fencing and walls along the boundaries, with some mature shrubs and a few trees softening the straight lines. It's a private and south-west facing - the ideal orientation!

Property Information

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

**Local Authority:** Bath and North East Somerset  
01225 477000

**Council Tax:** Band G

**Postcode:** BA2 6DS

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, 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 April 2025. Photographs and videos dated April 2025.

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