

Flat 1, Miles House

Bathwick Hill, Bath





A three-bedroom garden apartment in a Grade II listed, Victorian, detached villa.

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles, (All distances are approximate).



3



2



1

Summary of accommodation

Main House

Ground Floor: Vestibule | Communal Hall

Lower Ground Floor: Hall | Living Room | Kitchen/Dining Room | Three bedrooms (two ensuite) | Utility | WC

Gardens and Grounds

Drive/Parking | Garden | Communal Garden | Vault

Situation

(Distances and times are approximate)

Miles House is located on Bathwick Hill, which climbs south east from the city centre towards the University of Bath on Claverton Down. The house is adjacent to The Kennet & Avon Canal and the path that runs alongside it. Bathwick Hill borders on the National Trust's Bathwick Meadows which is part of the Bath Skyline walk and has wonderful views over the centre of Bath.



Local shops include a supermarket, cafe, homes store and flower shop, while the city centre is a short walk away. 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).



The House

Miles House is an impressive, Victorian, detached villa in a prime Bath location. There are four apartments in this property, flat one occupying the lower ground level and benefitting from a generous, modern extension at the rear.

Inside, the accommodation is immaculate and features quality fixtures and fittings throughout.

Wooden floorboards, with underfloor heating, flow through the hallway, into the principal bedroom suite and the kitchen/dining room and living room (which also benefits from a hot and cold air conditioning unit).

The bedrooms are in the original building; the living spaces in the extension.

There are three bedrooms, two ensuite: one a shower room and the other with twin basins, a roll-top bath and large shower. Both bathrooms have white 'brick pattern' tiling, chrome fittings and luxe heating pads, mirror de-misters and low level motion sensors. Each of the bedrooms has fitted wardrobes and there is additional storage in the two vaults (one accessed internally via the utility).

The kitchen/dining room features slick, white cabinets that seamlessly blend into the white walls.

White goods are built in, the sink has its own water heater and is positioned by the window, with an electric hob built into the worktop.

The living room extension is a unique and impressive space, with glazing on three sides, allowing views - and access - to the garden.



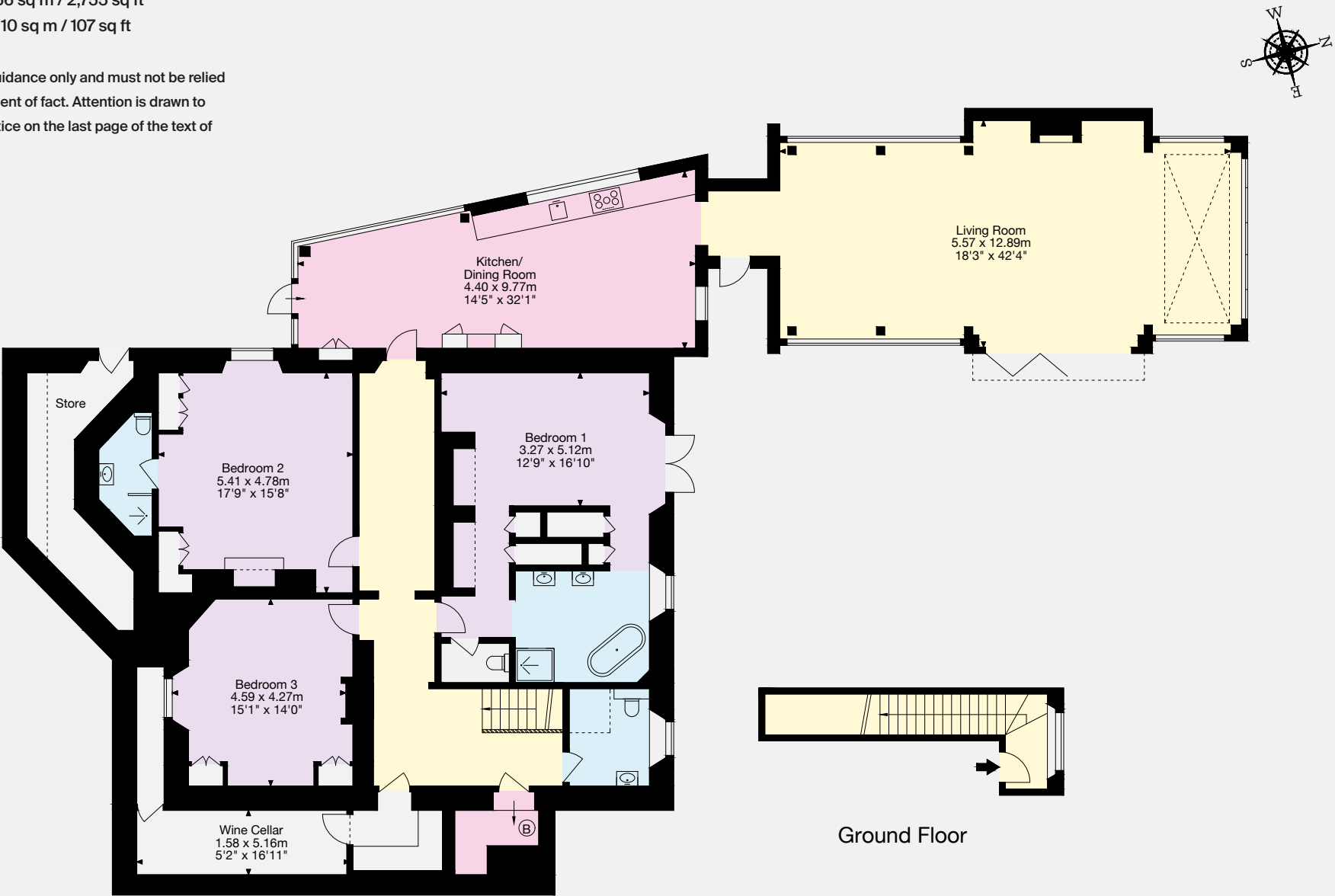




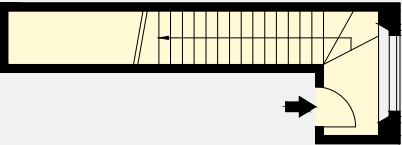
FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 256 sq m / 2,755 sq ft
External Store: 10 sq m / 107 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.



First Floor



Ground Floor



Gardens and Grounds

There are two communal spaces shared by the four apartments in Miles House: the front driveway and the rear garden. The drive is substantial with space for at least 10 cars, and features two electric cars chargers – one allocated to flat one. The walled communal gardens are mostly lawned, with a paved terrace at the centre and a few trees at its boundaries.

Flat one’s garden is separated from the communal spaces by ironwork fencing. It has decking on one side, and paving that wraps around the extension, back to the front of the house, where its based is stone. The front area has vault storage and a private pedestrian gate access to Bathwick Hill.

Property Information

Guide Price: £1,395,000

Method of Sale: We are advised that the property is Leasehold. 999 year lease from December 2021. Service charge £3,280

Postcode: BA2 6FQ

Services: We are advised that mains water, electricity, gas and drainage are connected to the property. There is Cat 6 cabling throughout. The building has Truespeed, high speed fibre connection.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band E

EPC: Band E

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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