






LONICERS, 1 MANOR DRIVE

Bathford, BA2



A WONDERFUL, CONTEMPORARY FIVE BEDROOM FAMILY HOME

With parking, tucked away in the heart of the desirable village of Bathford.

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What3words: ///sleep.stamp.incomes
Postcode: BA1 7TY

Services: We are advised that mains water, electricity and drainage are connected to the property. There is high speed internet and internal sound system. Outside lighting and an electric charging point.

Council Tax: Band F
Local Authority: Bath and North East Somerset Council
Tenure: Freehold

LOCATION

Manor Drive is located off Church Street, tucked away in the heart of the sought after and picturesque village of Bathford. Bathford offers a variety of amenities including a local shop, pub, primary school and church. Bathford lies approximately 10 miles south west of Chippenham and 3 miles to the east of Bath. This thriving village also boasts a number of clubs and associations for all ages and walks of life.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from approx 75 mins) and Bristol Temple Meads (journey time from approx 15 mins).

There are highly regarded schools in both the public and private sectors along with two universities. Junction 18 of the M4 is approximately 10 miles north.

Connections:

Bath Spa Station | 4 miles

Chippenham Station | 11 miles

Bath city centre | 4 miles

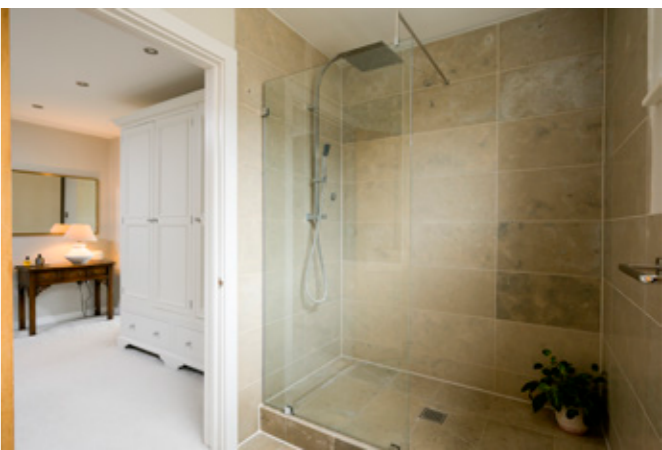
M4 (Junction 18) | 10 miles



THE HOUSE

A wonderful, spacious, light and stylish, contemporary family home tucked away in the heart of the desirable village of Bathford. The property has been extensively refurbished and extended by the current owners to very high specifications. Architecturally designed, great thought has been taken to benefit from the location and wonderful aspect to the gardens that wrap around the house. Offering in excess of 3,000 sq.ft of well-appointed accommodation, arranged over predominantly one level, most rooms enjoy unique views over the beautifully landscaped outside spaces. The property also offers spacious, light interiors enhanced by quality fixtures and fittings. There is a great flow throughout the living spaces making it ideal for entertaining as well as family living. Light floods the house through skylights, sliding doors and tall windows to all aspects.

On entering the property is a welcoming entrance hall that offers easy access into the living spaces on one side and the bedrooms to the other. A particular feature of the home is the impressive open-plan living area with a feature wood burner, engineered oak flooring and direct access to a decked terrace. There is a stylish kitchen/breakfast room that has a contemporary kitchen with Gaggenau appliances, complete with an island and quality integrated appliances together with larder discretely hidden behind sliding doors. Additionally, there is a snug area to one corner with direct access to the gardens, practical utility room, playroom/bedroom 5 and spacious cloakroom with walk-in shower. The bedroom wing is to one side and comprises a principal bedroom suite with dressing area and shower room leading off. This area opens into the impressive main bedroom that enjoys easy access to the gardens via tall windows and sliding doors. There are three further double bedrooms, all served by a well-appointed and equipped bath/shower room.



OUTSIDE

Situated just off Church Street in a quiet lane, the property is approached via wooden gates that open onto a gravel driveway/parking area. This is suitable for parking a number of vehicles and benefits from an electric charging point.

The landscaped gardens have been well thought out to provide a private and peaceful setting, with well stocked beds and mature hedging that wrap around the property. Each outside “room” is unique so there are plenty of spaces to relax in and enjoy at all times of the day. There are gravel and paved pathways linking these areas, as well as level lawns.

Leading off the main living areas of the property are large timber decked areas, ideal for entertaining and joining the home to the gardens. There is a smart patio area, well placed for the sun that is also ideal for entertaining and leads off from the kitchen diner. In the garden area there are discrete storage options, stylish handrails and fencing, as well as box hedging, fruit trees and well planted beds. There are lovely rooftop views of the surrounding Georgian properties whilst this property and its gardens remain perfectly private and secluded.





Gross Internal Area (Approx.)
Main House = 280 sq m / 3,013 sq ft
Outbuilding = 8 sq m / 86 sq ft
Total Area = 288 sq m / 3,099 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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