



9 LANSDOWN PARK

Bath



A FIVE BEDROOM, DETACHED FAMILY HOME IN A GENEROUS PLOT ON THIS HIGHLY DESIRABLE NO-THROUGH ROAD.

Built during the 1970s-1980s, Lansdown Park is a quiet and secluded cul-de-sac in a woodland setting, set back from Lansdown Road. Number 9 has been recently remodelled and extended to create an impressive and stylish home with the generous lateral living spaces ideal for modern family living.

			EPC
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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
Method of Sale: We are advised that the property is Freehold
Postcode: BA1 5TG



SITUATION

Located on the upper north slopes of Bath, Lansdown Park is in a sought-after location, in a woodland setting just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, easy access to the Cotswold way and highly regarded selection of private and state schools.

M4 (J17 or 18) 8 miles
 Central Bath 2 miles
 (All distances are approximate)



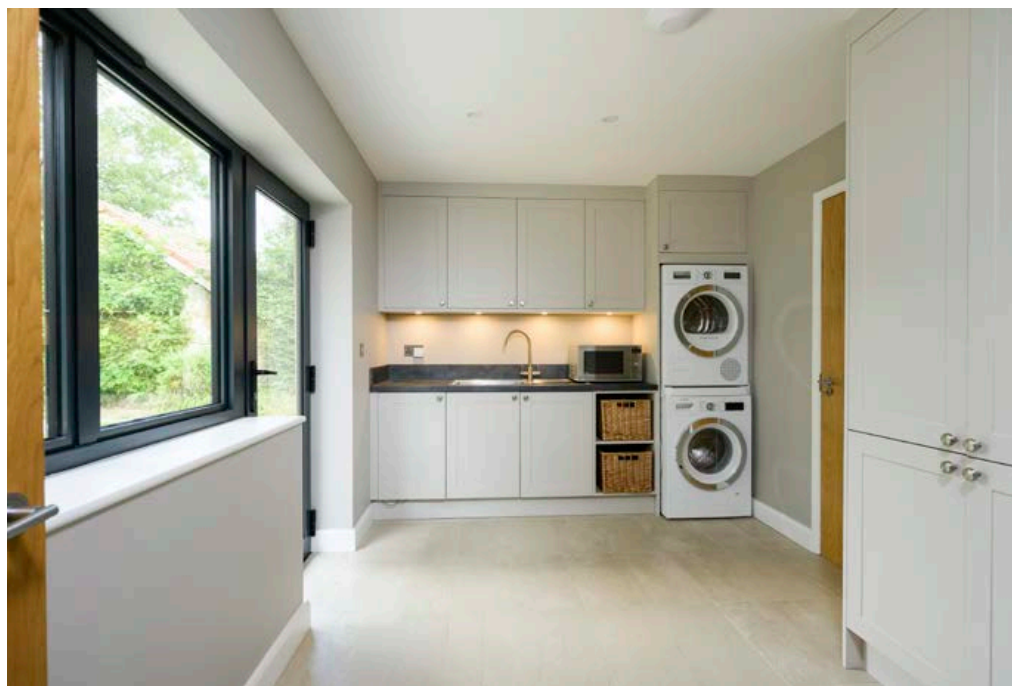
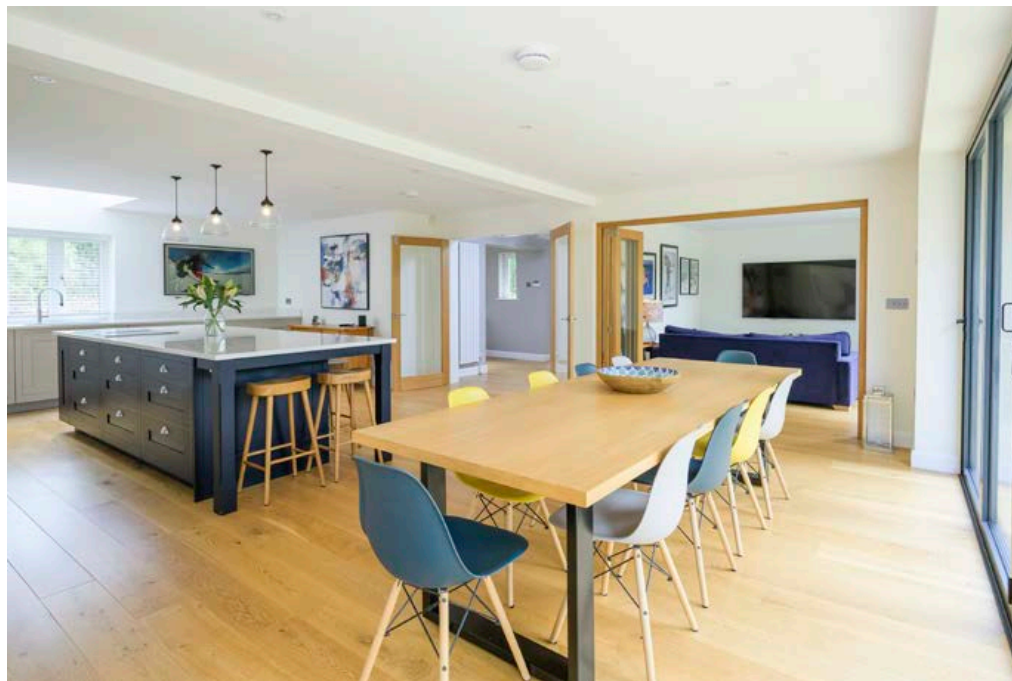
THE HOUSE

Inside, a spacious hallway forms a welcoming entrance, with a WC/cloakroom on one side. The light oak flooring flows into a generous, open-plan space - the kitchen/breakfast/dining room. The stylish Harvey Jones kitchen is well laid out and features fantastic storage details. There are soft stone coloured units along two walls and deep blue coloured units on the island which houses the Neff hob. White, Corian worktops are on all surfaces and a skylight adds to the room's light and airy feel. The whole width of the room overlooks the garden - glazed, folding doors slide across and open onto decking, combining the inside and outside spaces seamlessly. There are more glazed doors that separate the snug/tv/play room, creating a cosy space that is also easy to open up; as well as glazed doors that close off the kitchen from the hallway (great for winter months). The abundant storage continues in the utility, with floor-to-ceiling units and access both to the rear garden and into the garage.

The main living room is across the hallway; it also has views and access to the garden and a living flame gas fire as a focal point. An adjacent room offers extra family space that could be enclosed as a separate room if desired, while the study overlooks the front of the house.

Upstairs, the principal bedroom has a large dressing room area with fitted wardrobes, a stylish shower ensuite with double basin unit, and the bedroom features glazed doors onto a first floor balcony. The views across the garden and to the trees feel like parkland; this garden is completely private, its rear walls back onto land that has been planted as a nature reserve.

Of the remaining four bedrooms, one is ensuite and there's a family bathroom for the other three. There are two access points into the loft.



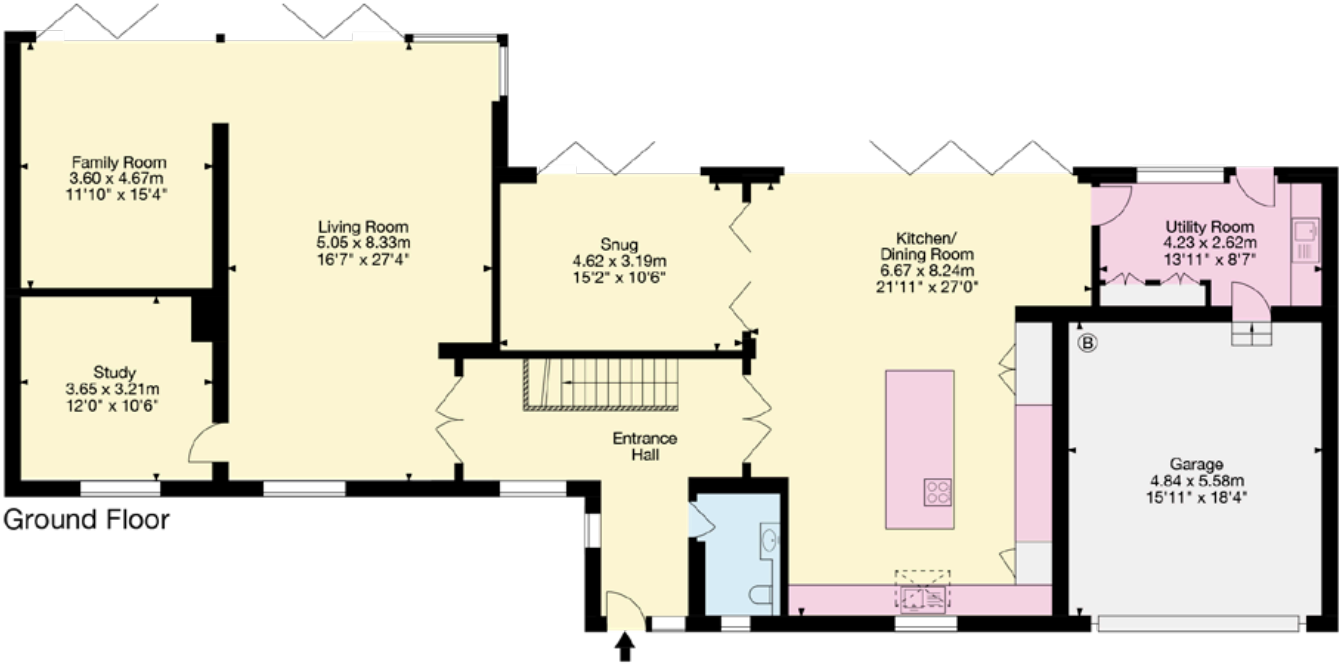
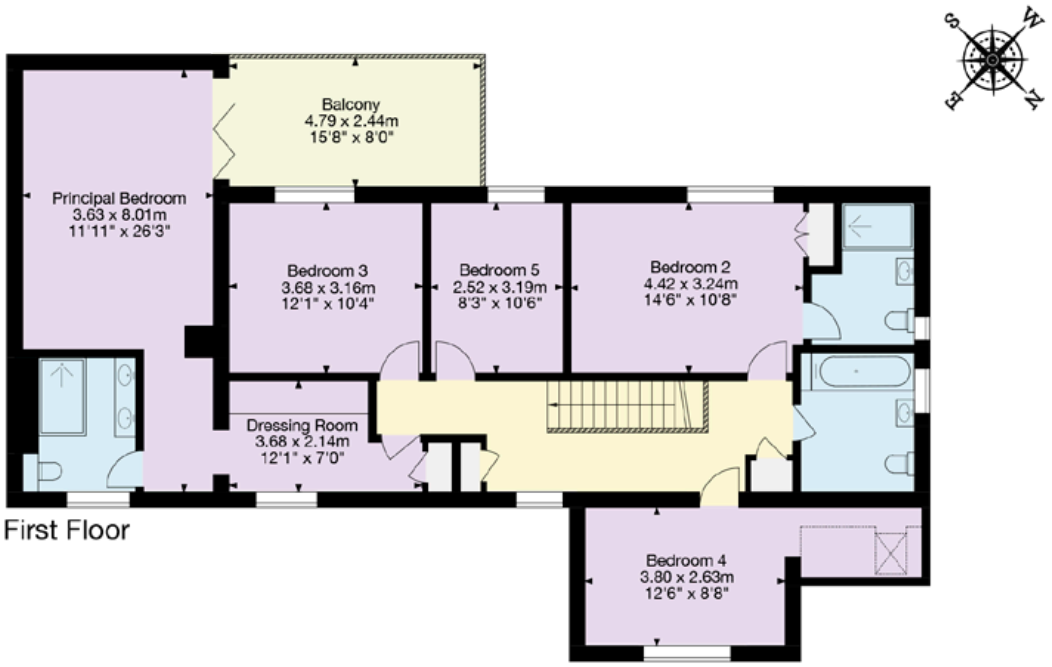




GARDENS AND GROUNDS

At the front, the lawn forms the width of the house and joins the driveway (with space for two cars) in front of the garage. The garage has a car charger and houses the boiler/water tank, etc. Double gates are to one side of the drive and open into the paved courtyard at the side of the house - this could be used as additional parking space if required.

At the rear, composite, low-maintenance, decking is across the width of the house, as well as on the first floor balcony/terrace, connecting the garden and house and creating spaces for dining and seating in this west-facing garden. Most of the garden is a flat lawn, with several mature trees at its boundary; steps up between two trees lead to a gate which allows access onto the fields behind - its land owned by Kingswood School and has been designated as a nature reserve.



Approximate Gross Internal Area
Main House = 286 sq m / 3,078 sq ft
Garage = 26 sq m / 279 sq ft
Total Area = 312 sq m / 3,357 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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