



5 THE BATCH

Batheaston, Bath



AN ELEGANT GRADE II LISTED FIVE-BEDROOM
SEMI-DETACHED HOME SET IN THE HEART OF THE
SOUGHT-AFTER VILLAGE OF BATHEASTON.

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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 Council
Council Tax: D
what3words: ///chest.jams.lakes
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

The Batch enjoys an elevated position close to the centre of Batheaston, a charming village with a vibrant community, local shops, and excellent amenities including a well-regarded primary school, church, and pub.

The historic City of Bath lies just 2 miles away and is easily reached by frequent bus services. A UNESCO World Heritage Site celebrated for its Georgian architecture and Roman heritage, Bath offers an extensive range of business, cultural and leisure facilities, along with two universities. The area is well served by highly regarded private and state schools and benefits from mainline rail links to London Paddington (from 75 minutes) and Bristol Temple Meads (from 15 minutes).

THE HOUSE

At number 5 The Batch, Prospect Place is a handsome semi-detached home offering beautifully light and spacious accommodation arranged over three floors. Steps lead from the road to a canopied porch and a charming paved sun terrace. The entrance hall features painted wooden flooring which continues throughout the ground floor, enhancing the sense of flow.

To the front, the inviting sitting room is fitted with extensive bookshelves and retains two original fireplaces, complemented by a large Georgian sash window which frames delightful views across Batheaston. A useful downstairs bathroom lies to the rear of the room, together with discreet under-stairs storage.

Beyond, the spacious kitchen is finished with tiled flooring, a hand-made solid oak shaker kitchen, complemented by quality appliances including a gas Aga. Recently extended into the garden, it now incorporates a wonderful dining area flooded with natural light, a solid oak floor, French doors and a concertina window which all open onto the pretty west-facing garden. A separate utility room and a snug – once used as a historic pottery room – are also found on this floor. The latter has been beautifully redesigned in birch plywood to provide an atmospheric and peaceful space.

A wooden staircase ascends to the first floor, where Bedroom 1 is a delightful double with a period fireplace, fitted cupboards, and far-reaching views over the village. Bedroom 2 is a cosy single, over-looking the garden, with fitted wardrobes, and bedroom 3 has uninterrupted views to the rear. A stylish family bathroom with shower completes this level.

The top floor comprises two further bedrooms, including a spacious principal room with painted floorboards and fitted storage, and a fifth bedroom—currently arranged with bunks—overlooking the rear garden. There is plumbing at this level to create a stylish en-suite bathroom.



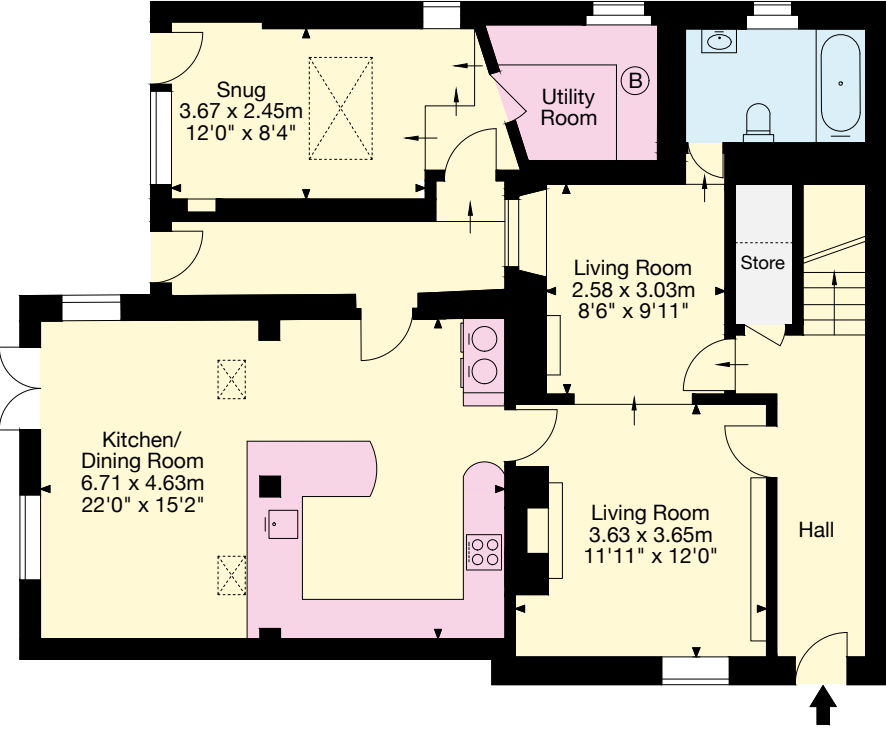
OUTSIDE

French doors from the kitchen open onto a beautifully landscaped west-facing garden punctuated by mature mulberry and yew, laid to two lawns with a stone terrace perfect for outdoor entertaining, all enclosed by traditional stone walling.

Stone steps lead to an elevated section with raised vegetable beds, a greenhouse, and a variety of established shrubs and mature fruit trees.

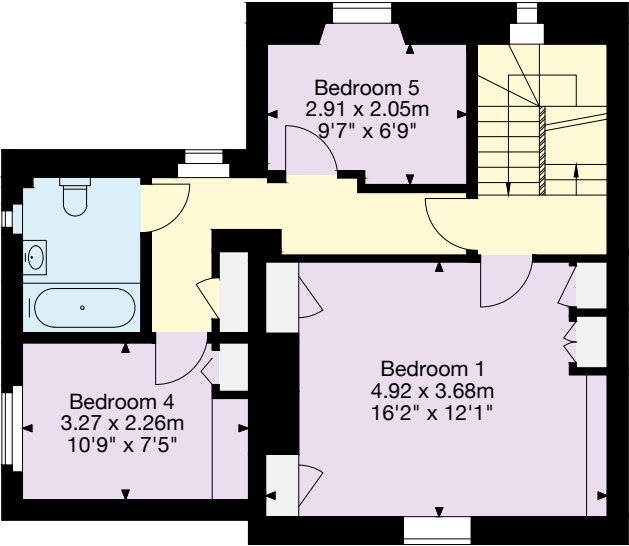
A recent development to the property is a versatile outbuilding, thoughtfully designed as a studio, home office or garden room. Well-insulated and fully equipped with power and water, it provides a superbly flexible space ideal for a gym, workspace or creative retreat.





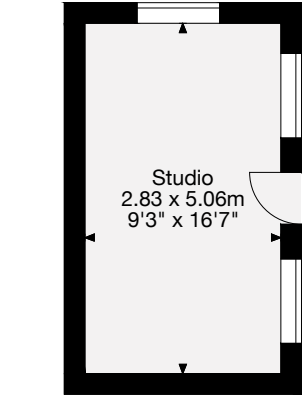
Ground Floor

Approximate Gross Internal Area
Main House = 182 sq m / 1,959 sq ft
Outbuilding = 14 sq m / 150 sq ft
Total Area = 196 sq m / 2,109 sq ft

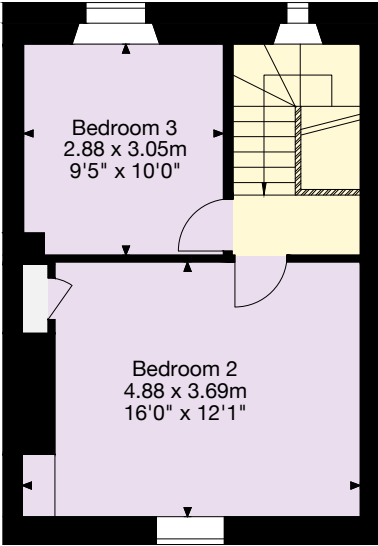


First Floor

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.



Outbuilding



Second Floor

We would be delighted
to tell you more.

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