



STONIER  
• HOBBS  
RESIDENTIAL

16 The Batch, Bath BA1 7DR

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PERSONALLY DELIVERED

## 16 The Batch, Bath BA1 7DR

A charming early-17th century grade II listed 4-bedroom village house less than 3 miles from Bath with a generous garden, summer house and far-reaching views across Bathampton Meadows.

- 4 Double bedrooms
- 2 bathrooms
- Spacious main reception room
- Private snug/study
- Large kitchen/dining room
- Large mature garden
- Home office/summer house
- Cellar



### Description

16 The Batch is an attractive period village house that now provides a comfortable home with oodles of features and practical space for home working and modern family life. Built in the early 1600s, it was one of the first houses to be built in the village. Through the ages it has been improved, extended and thoughtfully refurbished without taking away the period charm and elegance. The front door leads into a tiled passage running the length of the house with doorways through to the snug, sitting room, cellar, kitchen and downstairs shower room. On the right, the snug provides a private office space with working sash window and fireplace. Stone steps from the passage lead down to a cellar with good head height and flagstone floor. The passage steps up into the characterful sitting room which has original oak panelling, beams and window seat, 18th century cupboard and large stone mullion windows which let in the morning light. The inglenook fireplace houses a wood burning stove and provides plenty of space to store wood. The hub of the house is the spacious kitchen and dining area which has an abundance of natural light and easy access to the garden and sitting room. From the sitting room, an original three-plank door leads to the stairs which spiral up to the first and second floors. On the first floor, the fourth bedroom has an inbuilt wardrobe and views over the village whilst the large master bedroom boasts a window seat, wooden panelling and its own wood burning stove. Continuing up the stairs, there are two further large double bedrooms and a charming bathroom with views over the garden, exposed old elm floor boards and a roll top bath.





## Description (cont.)

Externally the mature garden provides a wide variety of colour through the seasons. The terrace, framed by fig, jasmine and hibiscus, provides a south-facing sun trap and the perfect place for outside dining. Winding up through the garden there is a flat lawn area, a wooden greenhouse, new double-fronted garden shed, wood shed and vegetable beds. An insulated summer house sits at the top of the garden; power, a hard-wired internet and breathtaking views across the rooves to Bathampton Meadows make this a wonderful place to think, relax and to work from home.

Parking in the village is on-street; however, the vendors have a rented parking space less than 100 yards away from the property that might be passed on.

## Situation

The Batch is located at the foot of Solsbury Hill between Northend and the popular village of Batheaston which has a wide range of amenities including primary school, newsagents, coffee shop, doctors and dentists, veterinary surgery and public house. A cycle path runs from the village across the meadows to the canal where it joins the tow path either in the direction of Bath/Bristol or Warleigh Weir/Bradford-on-Avon. The River Avon can also be easily accessed and is now popular for paddle boarding and kayaking. The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away and there are frequent bus services running through the village.

The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London (Paddington 75 minutes) and Bristol (Templemeads 15 minutes). Bristol International Airport is 45 minutes' drive away.

## General Information

Tenure:	Freehold
Services:	All mains services are connected
Council Tax:	Band C
Local Authority:	Bath and North East Somerset Council Tel: 01225 477000
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



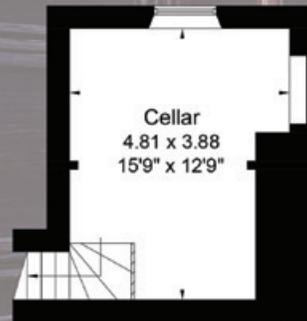
## 16 The Batch, Bath, BA1 7DR

Approximate Gross Internal Area = 177.8 sq m - 1914 sq ft

Cellar = 17.8 sq m 192 sq ft

Garden Room = 13.4 sq m / 144

Total = 209 sq m / 2250 sq ft



Lower Ground Floor



Ground Floor



Second Floor



First Floor

### Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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