



WentWorth
Estate Agents



Willow Brook Lyncombe Vale Road, Bath, BA2 4LS

- Modern New Build Family Home • Four Double Bedrooms • Master Bedroom Suite • Open Plan Living with Countryside Views • Sleek Modern Kitchen & Separate Utility • Generous Gardens & Balcony • Impressive & Unique Rural Location • Separate Double Garage with Office Space Above • Driveway Parking for Several Cars • EPC Rating - C

Price guide £1,695,000

Location

Lyncombe Vale Road is situated in the very highly desirable area of Widcombe, where there are a variety of independent shopping outlets, deli's, gastro pubs and a doctors surgery. The property commands a most impressive elevated position with rural views over south Bath. The city center is only a short distance away, as well as highly sought after local schooling being a stones throw away. From the train station. there is a direct line to London Paddington taking only 90 minutes from, making this an ideal property for those needing to commute.

Internal Description

A good sized hallway greets you, perfect for family life with space for coats and shoes as well as a useful utility/boot room to your left. Wooden flooring runs throughout the ground floor making it incredibly family friendly. Within the utility is plumbing for both a washing machine and dryer as well as a cloakroom. The main reception space opens up with impressive views over the rural valley. Floor to ceiling glass sliding doors give access out onto a balcony, allowing you to take advantage of the views in the warmer months. The kitchen area to the left is a modern handle less design with 'metro tile' style splash backs. An impressive free standing range cooker sits alongside space for a double, American style fridge freezer. A breakfast bar provides a social seating area. Moving into the living space, a sleek fireplace is the focal point, creating character. Built in cabinetry sits either side providing ever useful storage. Completing the downstairs accommodation is a second reception room to the rear. Currently being used as a playroom, it could also be a wonderful snug or even a more formal dining space if required. A lovely bright room, there is access out onto the rear terrace from here as well.

Stairs take you to the first floor where you will find four double bedrooms and the family bathroom. The master, to the front, mirrors the dining space below with floor to ceiling glass doors creating a 'Juliet' style balcony. Benefitting from a sleek, modern en suite shower room. Fully tiled, there is a large rainfall shower, WC, and pedestal sink. Bedrooms two and four are also to the front and again are good sized doubles. Bedroom three is to the rear and another generous double. The family bathroom is wonderfully generous, comprising of a stylish, sleek shower cubicle with rainfall shower head, separate free standing bath, WC and pedestal sink.

External Description

The property is set back from the road with driveway parking for several cars. The separate double garage can be accessed from here with both a traditional electric garage door and a side entrance. The space is currently being used as a gym and has electricity as well as a useful WC. Stairs take you to the first floor which is the perfect work from home office space.

The plot is extremely generous and is set in a wonderful rural spot. The front is mainly laid to lawn, with a large willow tree and small brook running through; a nod to where the property gets its name from. Bound by fencing on all sides, a path leads up to the property. To the rear is a tiered garden, initially laid to patio, making an ideal spot for alfresco dining and socializing. From here are several different levels with wooden sheds as well as a summer house and fire pit seating areas. All is surrounded by green woodland giving the feeling of true privacy and tranquility.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - G

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

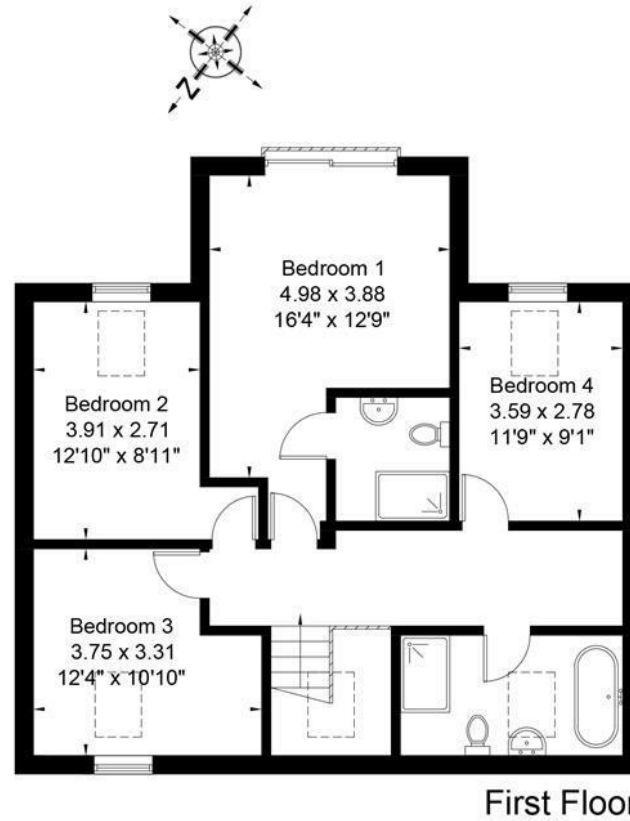
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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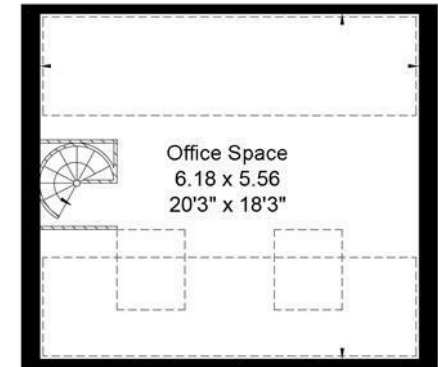
Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft

Annex = 71.9 sq m / 774 sq ft

Total = 238.8 sq m / 2570 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





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