



THE

LORCE

WentWorth
Estate Agents



The Lodge Entry Hill Drive, Bath, BA2 5NJ

- Grade II Listed Detached Family Home.
- Highly Desirable Private Road.
- Four Double Bedrooms.
- Two Reception Rooms.
- Fantastic Kitchen, Family Room.
- Mature Front and Rear Gardens.
- Garage.
- Large Storage Room and Cellar.

Offers in excess of £1,250,000

Location

Entry Hill Drive is a Private Road, located in a desirable and peaceful position on the sought after southern slopes of Bath. The property is close to the excellent local amenities on nearby Bear Flat and within easy reach of Combe Down. Bear Flat boasts a range of amenities which includes a local supermarket, delicatessen, gastro pub, dentist and doctors. There are excellent State and Independent Schools within easy reach which include Beechen Cliff, Hayesfield School in Oldfield Park, Ralph Allen and Monkton Combe, The Paragon and Prior Park College.

The World Heritage City of Bath offers a diverse range of fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city, or by rail from Bath Spa railway station (Approx. 90 mins).

External Descriptions

The entrance to the property is discovered by way of sweeping stone steps that meander amongst the mature trees and shrubs to the front door. An extensive lawned area is flanked by a sunny patio, ideal for entertaining or just enjoying the stunning views. Benefitting from beautiful garden features, including an ornate arch, an impressive vase and a superb bench from which to enjoy the BBQ area. Sitting at the end of the garden there is a summerhouse, with electricity installed, which affords plenty of space for additional storage. A garage lies opposite the property.

Internal Descriptions

Entering this handsome property , you are greeted by a wonderfully ornate entrance porch , which the leads to a secondary door into the impressive hallway. The warm and welcoming living room boasts a bath stone fireplace and has plenty of natural light by way of windows to the front and side. Enjoy formal entertaining in the elegant dining room or utilise this second reception as a playroom, music room or library. The "heart of the home" kitchen has bespoke cabinetry and a large island, ideal for breakfast lunch or coffee with friends. A snug area is to found at the garden end of the kitchen with French doors leading out onto the patio. There is also a useful under-stair pantry, ideal for storing ambient groceries and kitchen essentials. The cellar offers additional space, and could be transformed into a games room or cinema room. To the rear of the property you will find a large storage area and boiler room, which offer opportunity to develop further. To the first floor you will find four, well-proportioned, double bedrooms leading from the spacious landing. The master bedroom has a en-suite, while the other three bedrooms are serviced by the family bathroom. An additional guest cloakroom is to be found on the first floor.

Additional Information

Tenure - Freehold

Listed Status - Grade II

Council Tax Band - G

Broadband - Our vendor advises super fast speed.

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

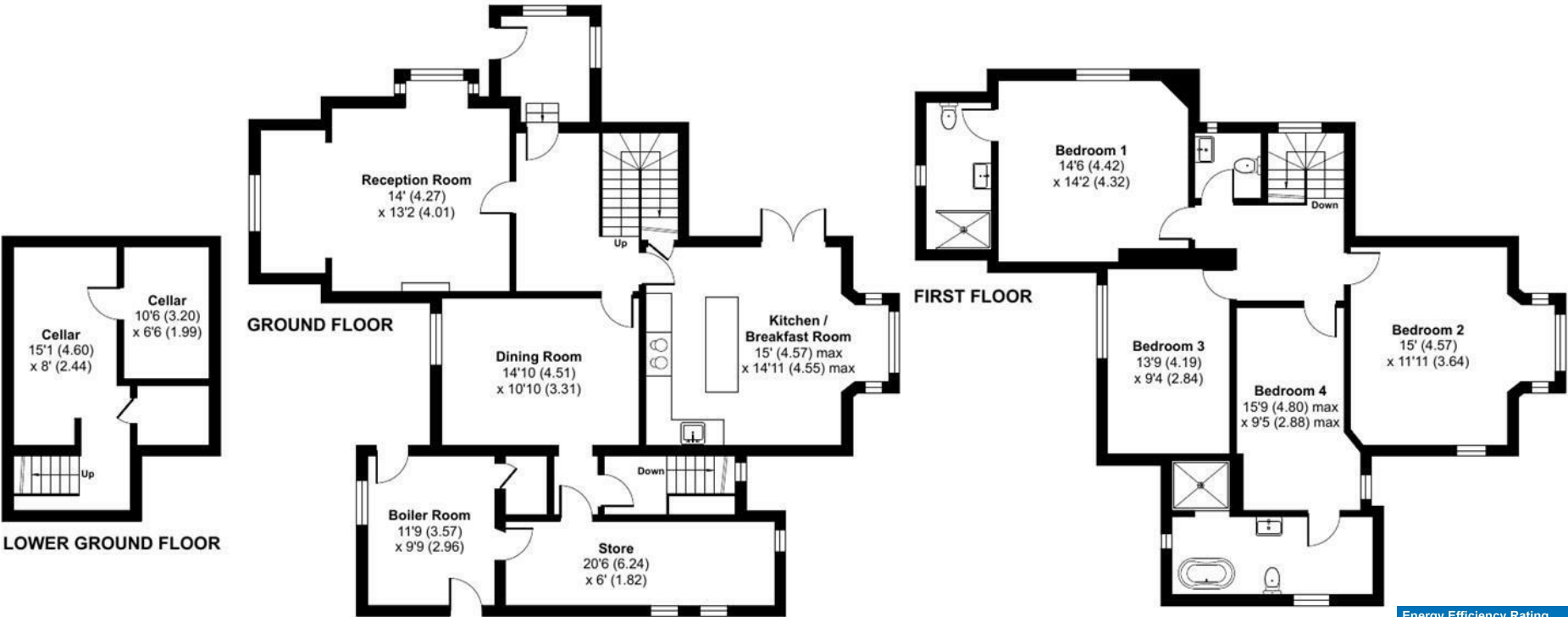
Agents Note

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.

Entry Hill Drive, Bath, BA2

Approximate Area = 2529 sq ft / 234.9 sq m

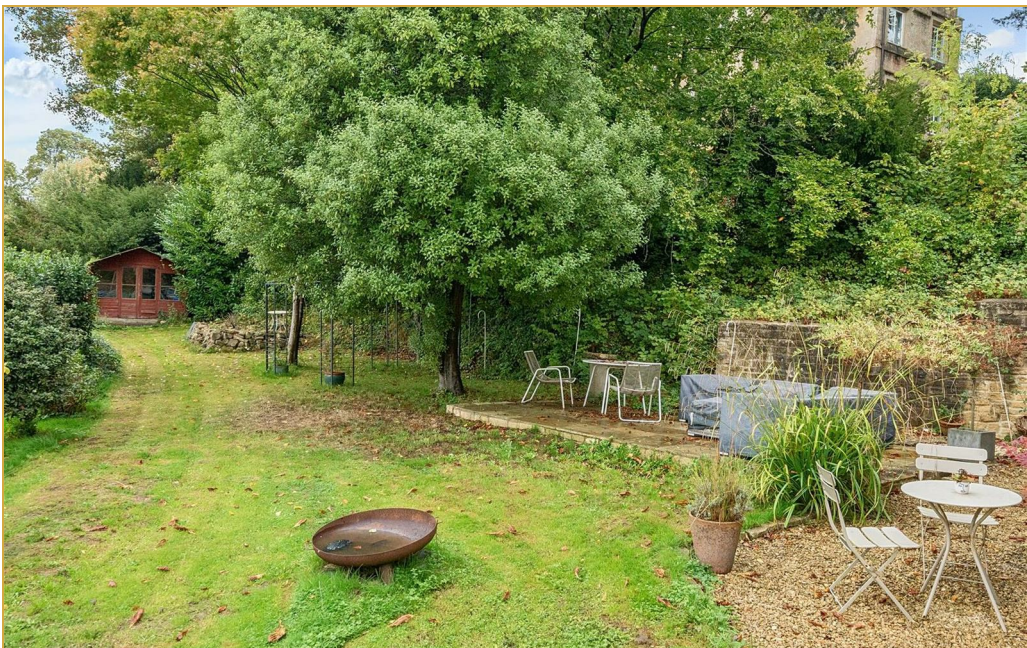
For identification only - Not to scale

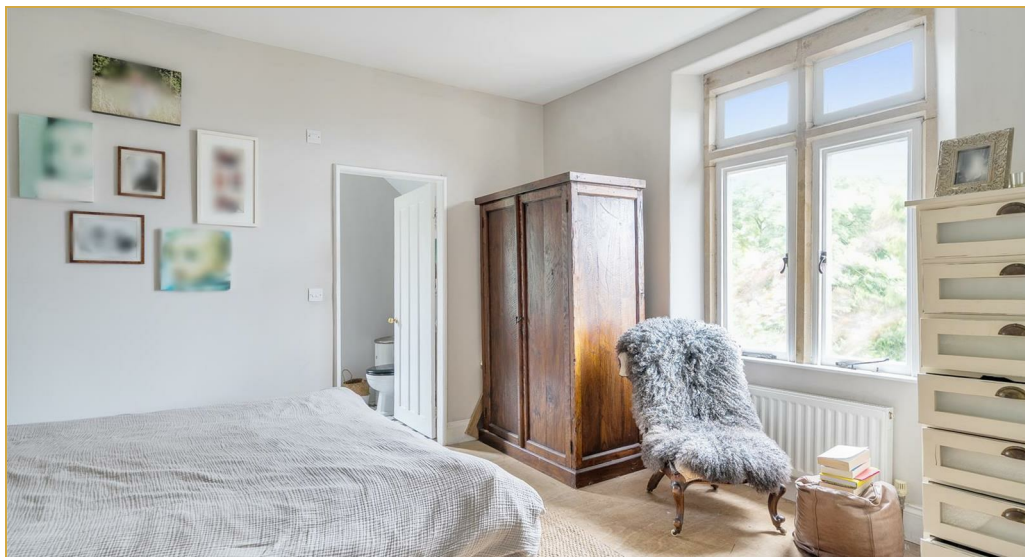


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1350466



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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