





📍 5 Miller Walk, Bathampton, Bath, BA2 6TJ

🏠 Price Guide £1,250,000

In the picturesque village of Bathampton, this 5 bedroom detached family home is delightfully positioned in this quiet cul de sac of just nine executive detached family homes.

- Executive Style Detached Property
- 5 Bedrooms
- 2 En Suites And Family Bathroom
- Three Reception Rooms
- Wonderful Village Location
- Double Integral Garage
- Cul De Sac Location

🏡 Freehold

🏠 EPC Rating C





In the picturesque village of Bathampton, this 5 bedroom detached family home is delightfully positioned in this quiet cul de sac of nine executive detached family homes. Bathampton is a short drive from the city centre with the benefit of beautiful countryside on your door and many essential local amenities. The spacious accommodation has to the ground floor an entrance hallway with study, cloakroom, living room and kitchen off. The main living room has a bay window to the front and double doors to the dining room which overlooks the rear garden and a further door to the kitchen breakfast room. The kitchen has plenty of wall and base storage units, expensive Corian work tops with upstand and built in appliances including a dishwasher, fridge freezer, double oven, induction hob, microwave and extractor cooker hood. An arch leads to the separate breakfast room and a further door leads to the utility room housing the gas boiler, washing machine and tumble dryer with a door to the garden. From the hallway the stairs rise to the landing, which is on 2 levels. The first takes you to the large master bedroom with a good amount of wardrobe storage space and en suite facilities and a small landing area, which could be used as a study area and access to storage below the eaves. The remainder of the bedrooms are located on the other landing and up a further small flight of stairs to the main landing. Three of the remaining bedrooms are double. The second bedroom has an en suite shower room and all bedrooms have built in wardrobes by Hammonds Bedroom Furniture with Swarovski crystal door furniture. The single bedroom is to the rear. A family bathroom completes the upstairs. Externally the property has front and rear gardens. The front is sloped and laid to lawn with the drive capable of parking up to 4 cars and laid to block paving. The double garage is integral and accommodates two cars under two up and over doors, power and light. The rear is private and enclosed.

#### **Bathampton**

Bathampton

Located on the eastern side of the Georgian city of Bath, the property is within the Cotswolds Area of Outstanding Natural Beauty. Bath enjoys international renown and is Designated a Unesco World Heritage Site. The city provides excellent leisure, cultural and sporting opportunities including its popular Theatre Royal and Premiership Rugby Club. Bath has an excellent range of schools with the most notable being Prior Park, Monkton Combe, King Edwards, The Royal High School (girls) and Kingswood. The city has two universities. The nearby village of Bathampton provides both Bathampton Mill and The George Public Houses. The M4 motorway is 10 miles north of the city (junction 18); Bath Spa mainline station to London Paddington is about 75 minutes and Bristol Temple Meads about 15 minutes. Nearby, there is a Spar shop with post office, doctor's surgery, dentist, chemist and cafe, pubs and restaurants. There is a selection of schools close by that are rated good or outstanding via OFSTED.

#### **Property information**

Council Tax Band: G

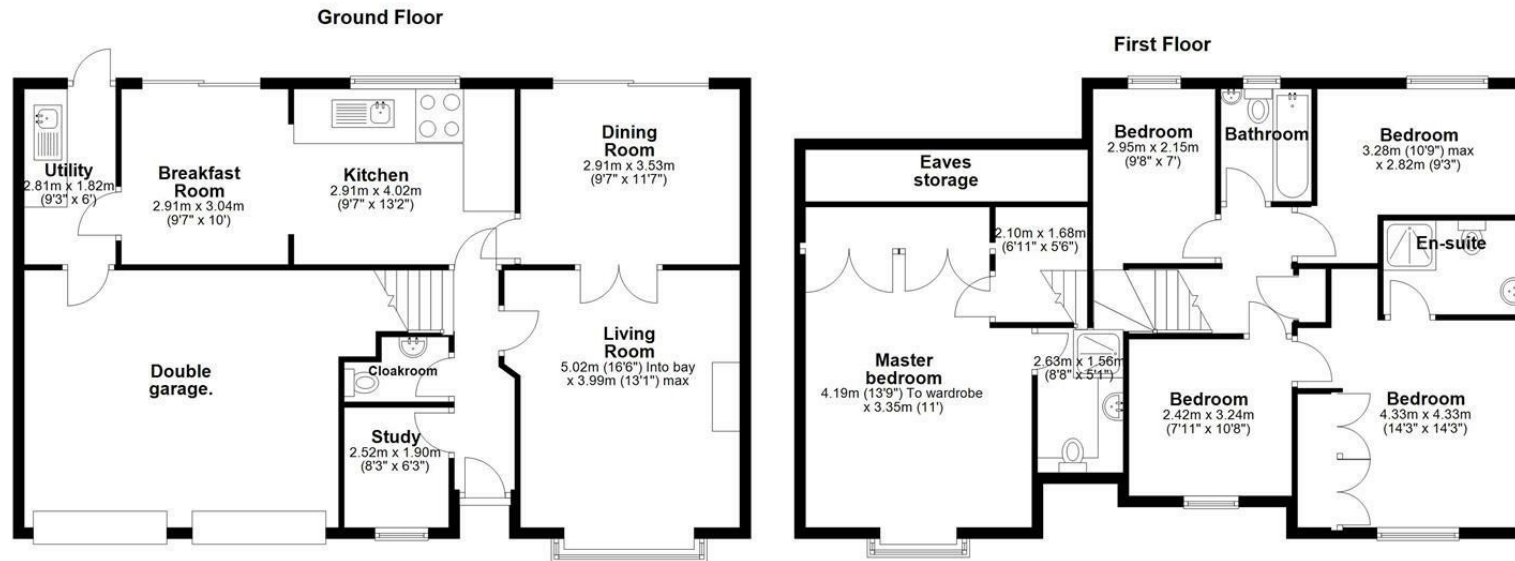
Double Glazed

Mains Services

EPC Rating: C

Cul De Sac





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