

whiteley helyar



2,676 ft²



4/5 bedrooms



3 bathrooms



detached garage & driveway parking

Guide Price £1,750,000

Greendown Mead, 160 Bradford Road, Combe Down, Bath, BA2 5BZ

An impressive detached four/five bedroom family house set within attractive and secluded gardens of approaching a third of an acre on the popular southern outskirts of the city. This thoughtfully extended house has been modernised and extended to a particularly high standard, it now offers fabulous space for entertaining as well as benefitting from unexpired consent to extend further if required.

ACCOMMODATION

reception hall
cloakroom
breakfast room with bi-folding doors to the garden
stylish remodelled kitchen with feature central island
23ft sitting room with two sets of bi-folding doors to the garden
family room with feature fireplace and door to storage room
large boot room/play room
17ft master suite with en-suite shower room
dressing room (easily converted back into a fifth double bedroom if required)
second bedroom also benefitting from an en-suite shower room
two further double bedrooms
garage

EXTERNALLY

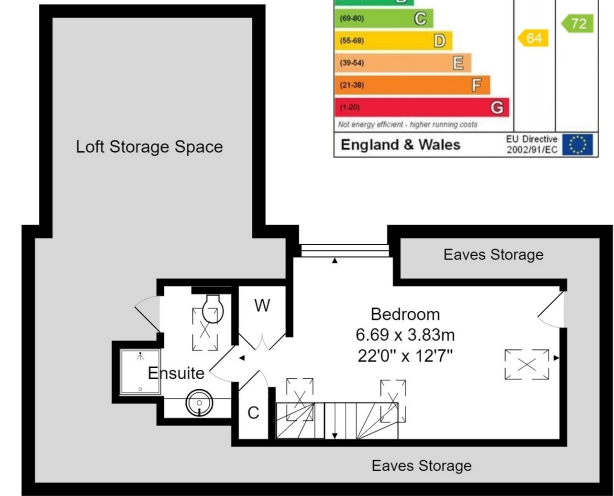
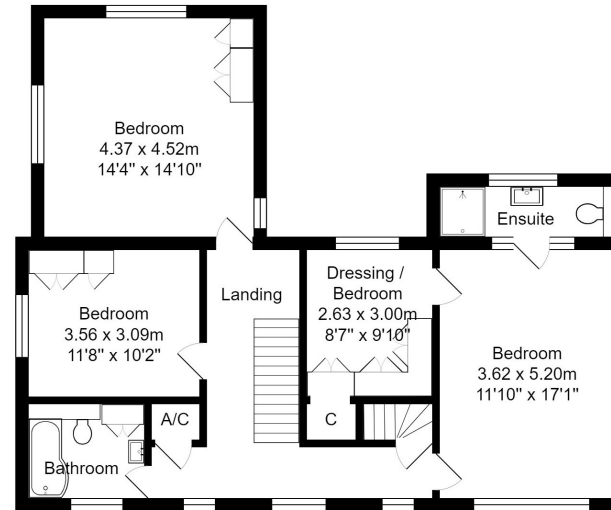
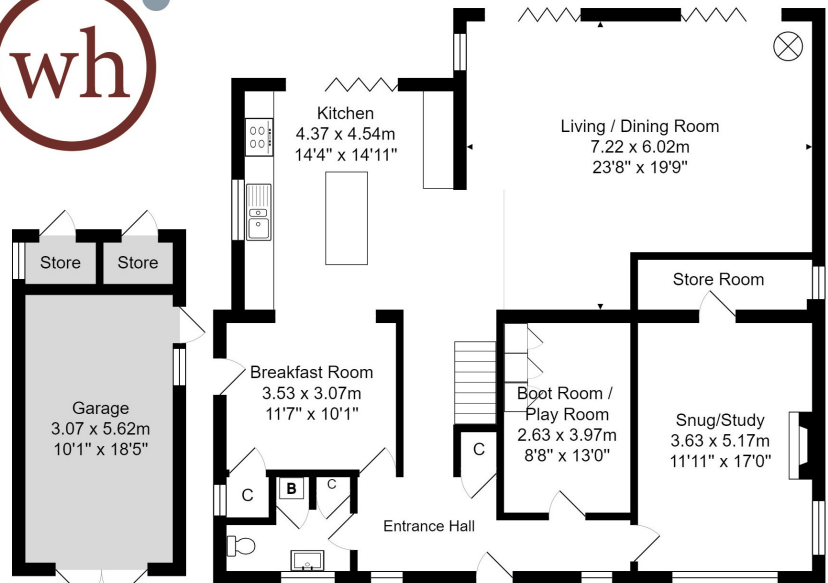
The property can be found tucked away at the end of a long driveway, its plot of approaching a third of an acre is predominantly laid to lawn planted with an array of flowers, bushes and shrubs to borders. Two sets of bi-folding doors lead out from the sitting room onto a wonderful decked terrace overlooking the garden perfect for entertaining and alfresco dining. There is a detached garage to the side of the property with large shingle driveway to the front providing space to park several vehicles.

LOCATION

Greendown Mead occupies a peaceful private position at the end of a small "no through" lane. It is within easy walking distance of village amenities (which include a post office, various shops, churches, medical centre, veterinary practice and several pubs), and Monkton Combe, Combe Down Primary, Ralph Allen and Prior Park schools are close by. It is just a short drive and is well served by a frequent bus service to the centre of Bath, some 2 miles north. Built Circa 1951, in the arts and craft style, the property has been the subject of comprehensive refurbishment and extension over the years and now offers spacious "light and airy" accommodation over 3 floors.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	64	72
England & Wales		EU Directive 2002/91/EC

Total Area: 248.6 m² ... 2676 ft² (excluding Loft and Eaves Storage Space, Garage and Store)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness

Tenure: Freehold
Council Tax Band: F = £2,901.24

