

whiteley helyar



731 ft²



2 bedrooms



bathroom



on street
parking

Guide Price

£400,000

16 Bathford Hill, Bathford, Bath, BA1 7SL

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A detached bungalow of individual charm and character standing peacefully within delightful gardens of good size in the heart of this highly sought after village, enjoying fabulous widespread and far reaching views.

ACCOMMODATION

2 double bedrooms
sitting room
kitchen
extensive double glazing

bathroom
garden/conservatory
further conservatory/utility
electric night storage heaters

EXTERNALLY

The bungalow benefits from wonderful gardens. They are beautifully tended and interesting, comprising many specimen shrubs, mature bushes and trees, lawns, pathways and numerous flower and herbaceous borders. There are a number of lovely sitting areas, cleverly placed to take full account of the glorious aspect and position, together with the sun or shade as required. An old carriage is currently used as a garden store (but would make a wonderful garden office), together with a sunken former air raid shelter. Parking is on Bathford Hill below and unrestricted.

LOCATION

16 Bathford Hill stands proudly in the centre of the village of Bathford, well back and up a flight of steps from the road. It is within a short walk of the various amenities in the village (including an excellent community shop/newsagent/cafe, 'The Crown' public house, church, parish rooms, allotments, hairdresser, children's playground and playing field, an 'outstanding' primary school, rugby and cricket clubs) and is well served by a frequent bus service to the centre of Bath (with its comprehensive range of shops and facilities) - just 3½ miles away. Easy access to the M4 (both junctions 17 and 18) is available without having to cross the city, whilst delightful walks through open countryside, along the river or up in the woodland at Brown's Folly are close at hand.





Council tax band: 'D' £2,040.84
 Tenure: Freehold

Approximately gross internal floor
 area - 267.9m² - 731ft²
 For identification purposes only

