whiteley helyar

*2,710 ft²*

*4/5 double bedrooms*

*3 bathrooms*

*double garage & extensive driveway parking*

Guide Price £1,700,000

Church View, 27 Northend, Batheaston, Bath, BA1 7EG

A stylish and deceptively spacious detached house in this wonderful tucked away and secluded plot of just over half an acre within the highly sought after village of Northend. This stunning property has been refurbished and remodelled to a particularly high standard in recent years, it offers over 2,700 square feet of versatile and beautifully presented accommodation and also benefits from a detached double garage and studio offering great potential to create an independent annexe if required.

## ACCOMMODATION

entrance hall
stunning kitchen breakfast room with door to a large terrace
dining room
utility room
family room
sitting room
four double bedrooms
stylish remodelled en-suite shower room and family bathroom
detached studio/additional bedroom with en-suite shower
detached garage with inspection pit

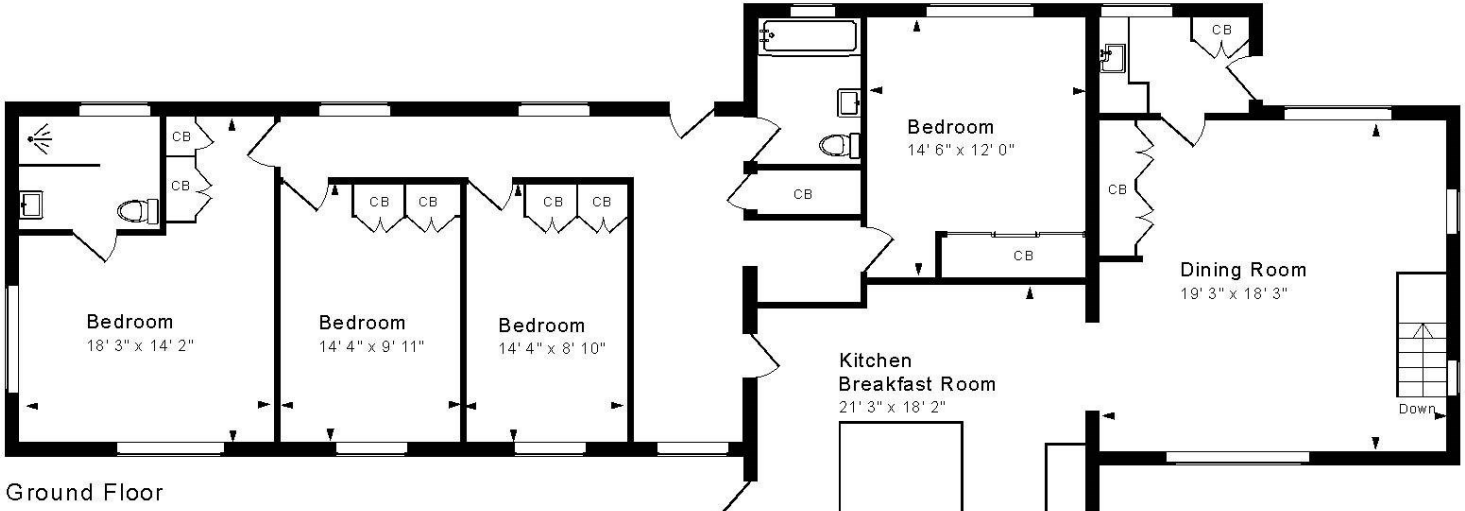
## EXTERNALLY

There is a generous gated driveway providing space to park several vehicles as well as access to a detached double garage. The gardens surround the property, they are mainly laid to lawn, overlooking fields to the front and enjoying views to the rear. The rear garden benefits from a fabulous outdoor kitchen providing wonderful space for entertaining, with an further patio and large raised terrace creating perfect space for alfresco dining. In addition to the double garage there are also two further outbuildings providing great storage space.

## LOCATION

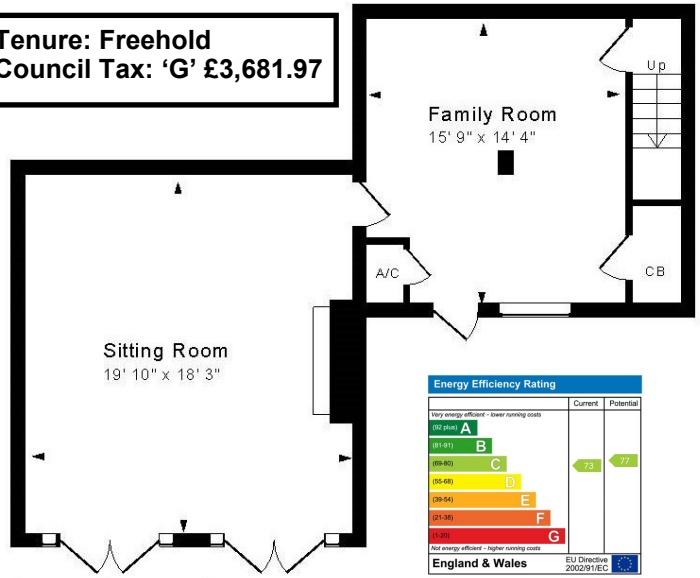
The house is tucked away at the end of a gated driveway and occupies an extremely convenient position in the centre of Northend, within easy walking distance of the extensive range of village amenities (which include an excellent primary school and doctors surgery, dentist, chemist, veterinary practice, restaurants, café, church, shops and pub). It is well served by buses to the centre of Bath - just 3 miles away - yet stands on the edge of beautiful countryside. The M4 motorway is also easily accessible without having to cross the city.

6 Princes Buildings, Bath, BA1 2ED www.whiteleyhelyar.co.uk sales@whiteleyhelyar.co.uk 01225 447544



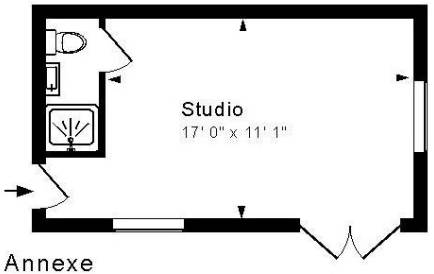

Ground Floor

**Tenure: Freehold**
**Council Tax: 'G' £3,681.97**



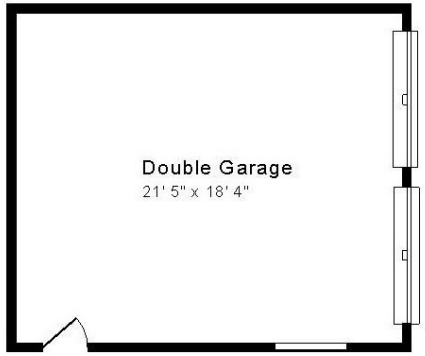

Lower Ground Floor




Annexe

Approx. Gross Internal Floor Area 230 Sq. Ft. / 21 Sq. M




Garage

Approx. Gross Internal Floor Area House: 2,480 Sq. Ft. / 230 Sq. M
Excludes Garage
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Drawing Number:172-0691
27 Northend, Batheaston, Bath, BA1 7EG.