

# whiteley helyar



*2,098 ft<sup>2</sup>*



*4 bedrooms*



*2 bathrooms*



*double garage  
and driveway  
parking*

Guide Price                      £1,250,000

The Chantry, North Road, Bath, BA2 6HB



A well presented and spacious 1960's detached house of individual and pleasing character, enjoying lovely far reaching views and conveniently located in this most select and quiet location, just off Bathwick Hill.

### ACCOMMODATION

4 double bedrooms  
dual-aspect living room  
kitchen/breakfast room  
cloakroom

bathroom and separate en-suite shower room  
dining room  
utility room and separate boiler room  
gas fired heating and double glazing

### EXTERNALLY

The house stands in attractive, mature gardens to front, side and rear. They are well maintained, enclosed and laid mainly to lawn with stone walling, numerous mature shrubs, bushes and ornamental trees. There is a paved sun terrace and a charming pond, tucked away in a delightful secluded corner. An extensive driveway in front of the house leads to a large double garage with electric door.

### LOCATION

The Chantry occupies a most sought after position at the top of North Road, being one of three quality houses on a small private road. It is within walking distance of the University and shops and amenities (both there and on Bathwick Hill), King Edwards School and Bath Golf Club are further down North Road, whilst Bath Spa Railway Station and the centre of Bath are only 1½ miles or so away – very well served by the nearby regular bus service. Wonderful walks, either through National Trust Countryside, Bath Skyline walk or along the Kennet and Avon Canal are also close to hand.

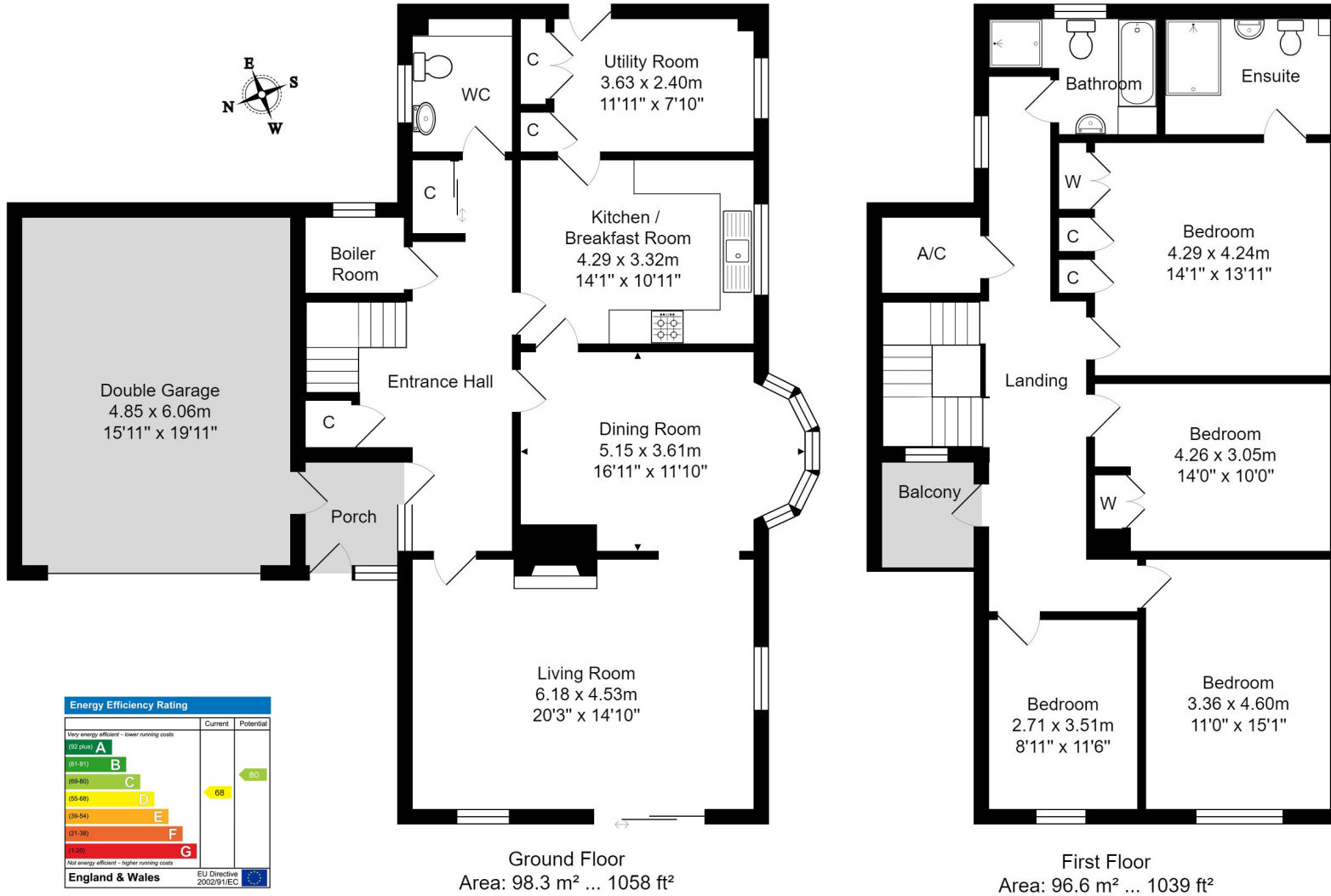








Total Area: 194.9 m<sup>2</sup> ... 2098 ft<sup>2</sup> (excluding porch, double garage, balcony)



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: 'G' £3,511.75**

