

whiteley helyar



1,322 ft²



4 bedrooms



bathroom



*gated driveway
parking*

Guide Price £700,000

Little Cleaves, 135 Kelston Road, Bath, BA19AB

A bright and versatile double fronted detached bungalow on a most attractive South West facing plot of around 1 acre within this sought after location on the western fringes of Bath.

ACCOMMODATION

entrance hall
sitting room
kitchen

dining room
four bedrooms
family bathroom

EXTERNALLY

The gardens are exceptional and the real party piece of this house. To the front of the property is a gated driveway providing space to park several vehicles, with steps leading down to the property winding through flower and herbaceous borders.

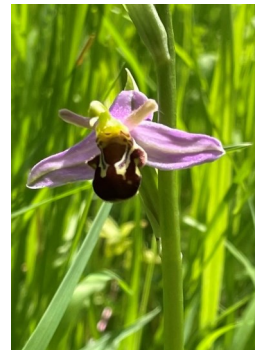
The rear garden is arranged into a number of distinct areas; a large open flagstone patio enjoying wonderful views and providing great space for entertaining and alfresco dining directly to the rear with lawned garden surrounded by terraces and beds of flowers and shrubs on the next level.

Steps then lead down to three well stocked vegetable patches and a chicken coop the rustic path then descends through a verdant wooded area to a large open space laid to a wonderful traditional cider variety orchard and native wild flower meadow with a number of delightful and rare flowers.

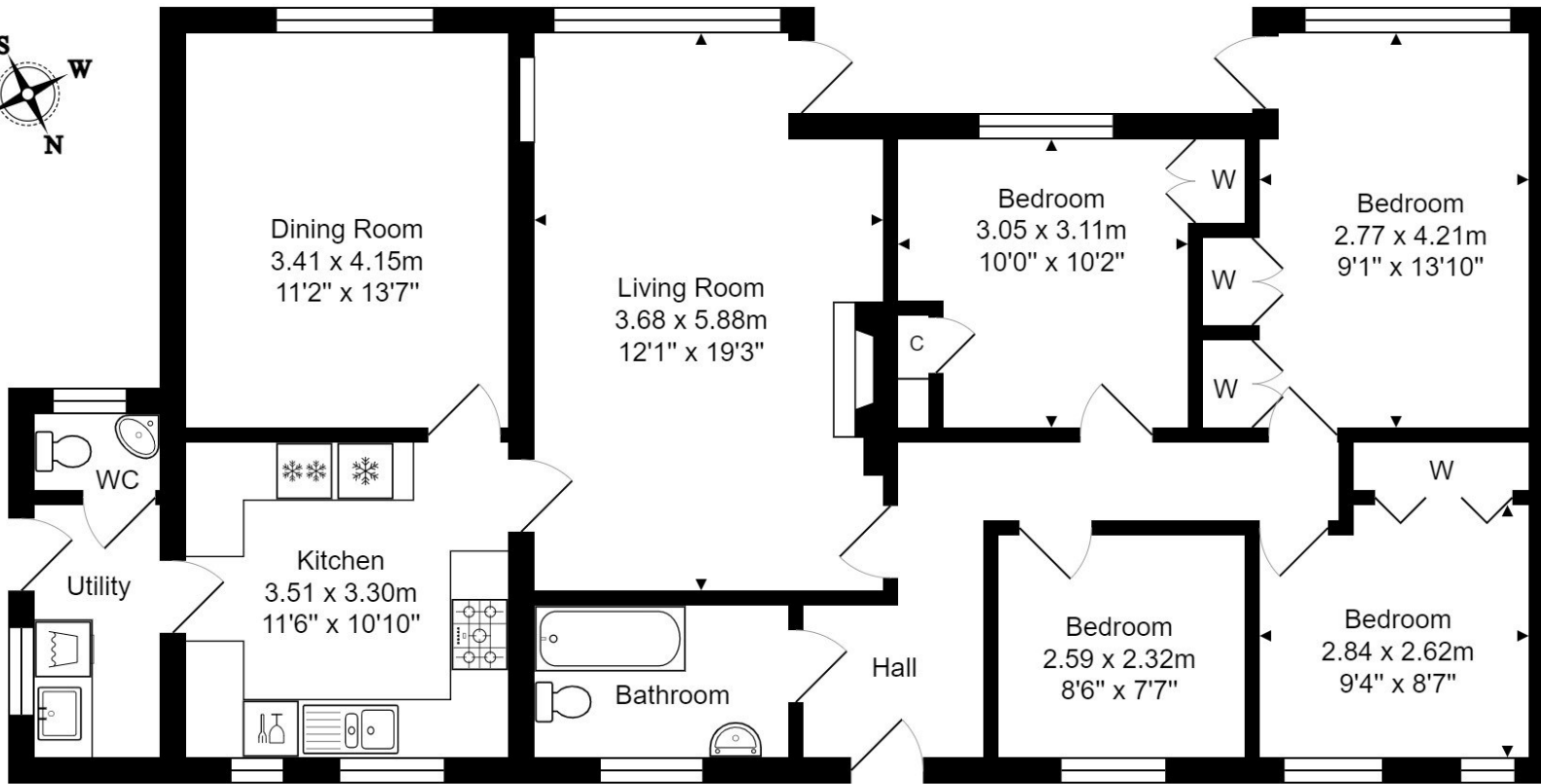
The garden is also home to a number of stone and timber out buildings some with light and power offering the potential for a number of uses such as office space, studio or Cidery.

LOCATION

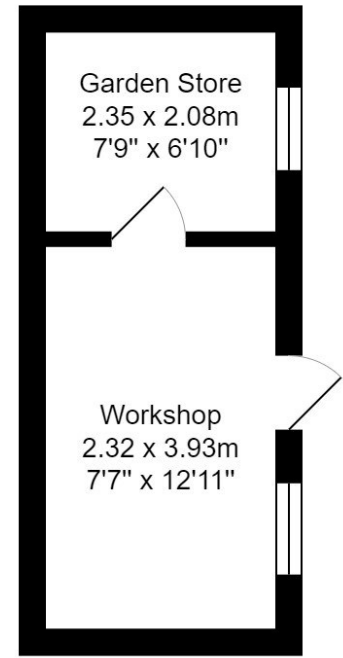
Little Cleaves occupies a lovely position, just a short walk from the many shops and amenities both in Chelsea Road and Weston Village, whilst some excellent schools (Oldfield, WASPS, St Marys and Newbridge) are all close by - as is the Royal United Hospital, Newbridge Park and Ride and The Boathouse pub. The house is well served by buses into the city centre (some 2½ miles away), access to the Cotswold Way and The Bristol and Bath cycle path are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath.







Tenure Freehold
Council Tax Band 'E' - £2,575.27



Energy Efficiency Rating		
Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		

78

55

England & Wales EU Directive 2002/91/EC

Ground Floor
Area: 108.3 m² ... 1166 ft²

Total Area: Including Outbuildings 122.8 m² ... 1322 ft²

Outbuildings
Area: 14.5 m² ... 156 ft²

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

