

# whiteley helyar



3,345 ft<sup>2</sup>



4/5 bedrooms



bathroom, shower  
room & cloakroom



double car port  
and & extensive  
driveway parking

Guide Price                      £1,250,000

1 Meadow Lane, Bathampton, Bath, BA2 6SN

A fabulous detached property of individual and pleasing character (with the principal accommodation on just one floor), peacefully located on the city-side of this select and sought after village. Constructed in around 1982 to a high specification by Scandia-Hus, the property was cleverly designed and offers wonderfully spacious and versatile accommodation with beautiful views across the adjacent field, the canal and hills beyond.

### ACCOMMODATION

4 bedrooms	shower room, en-suite bath/shower room and cloakroom
study/bedroom 5	23'6 x 23'11 sitting room with adjacent library
dining room	kitchen/breakfast room with adjacent utility room
large family room	store room/further study
18'3 x 17'9 studio	triple glazing and electric heating

### EXTERNALLY

The property stands in delightful, mature, well tended, gardens. They are enclosed, laid to lawn with numerous flower and herbaceous borders, ornamental trees, specimen bushes, shrubs, pathways, decks and seating areas to take account of any outdoor dining opportunities and the wonderful situation and views. There is a useful garden store/workshop, outdoor water and electricity/lighting supplies, a car port for 2, together with a long driveway which provides further parking for a number of vehicles.

### LOCATION

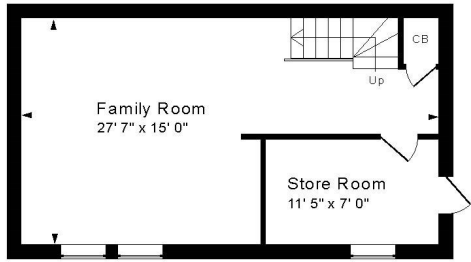
Beautifully located off a quiet "no through" road, 1 Meadow Lane is within a short stroll of the various shops and amenities in the village (including a convenience store, café, doctors surgery, playing field, allotments, church and the famous George public house). Wonderful walks through open countryside or along the Kennet and Avon canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is just over a mile away - easily accessible by car, bus or on foot, along the canal towpath.

### DIRECTIONS

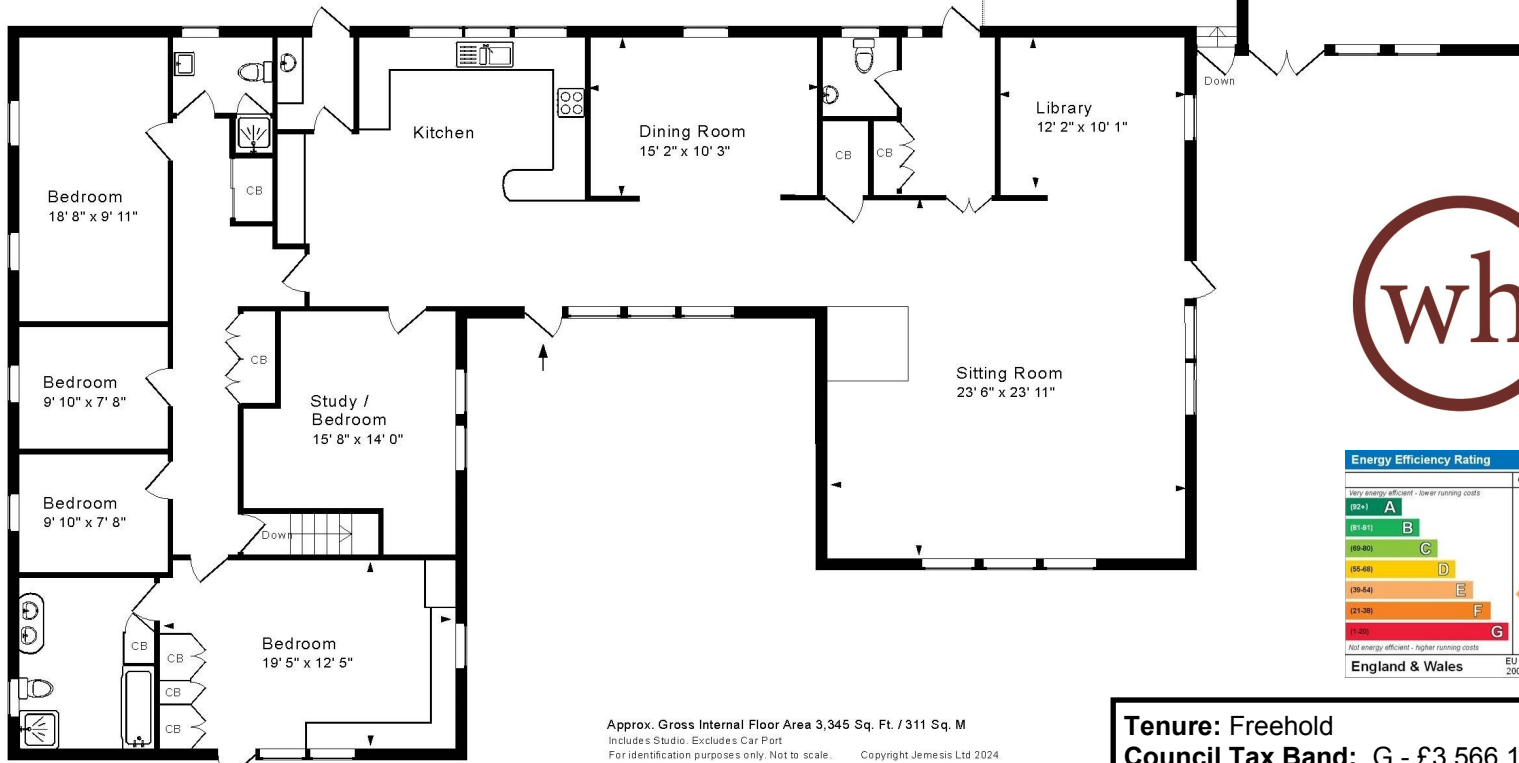
Leave the centre of Bath heading East on the A36 Warminster Road. Take the left hand fork down Bathampton Lane and Meadow Lane is the first turning on your left. Number 1 is the first property on your left hand side, immediately before the field. On foot, you can reach the house from the city centre by walking along the towpath and then up Meadow Lane.







Lower Ground Floor



Ground Floor

Approx. Gross Internal Floor Area 3,345 Sq. Ft. / 311 Sq. M  
Includes Studio. Excludes Car Port  
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Drawing Number: 172-0790  
1 Meadow Lane, Bathampton, Bath, BA2 6SN.



Energy Efficiency Rating		
	Current	Potential
More 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		
		73
	44	
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold  
Council Tax Band: G - £3,566.12

