

whiteley helyar



1,300ft²



4 bedrooms



2 bathrooms



*garage &
driveway parking*

Guide Price £875,000

81 Hantone Hill, Bathampton, Bath, BA2 6XD

A light and airy, particularly stylish detached house, cleverly remodelled, refurbished and presented to a very high standard in this highly sought after and convenient location.

ACCOMMODATION

4 double bedrooms
en-suite shower room
kitchen/dining room with bi-fold doors
boot room
gas fired heating and double glazing

bathroom
sitting room
utility room
cloakroom
detached home office

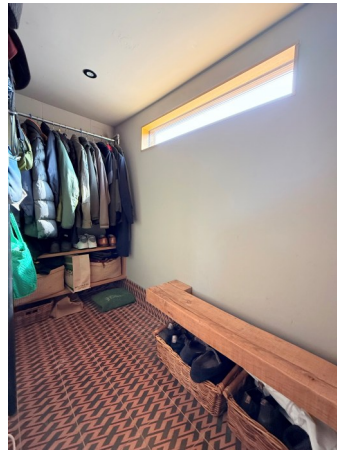
EXTERNALLY

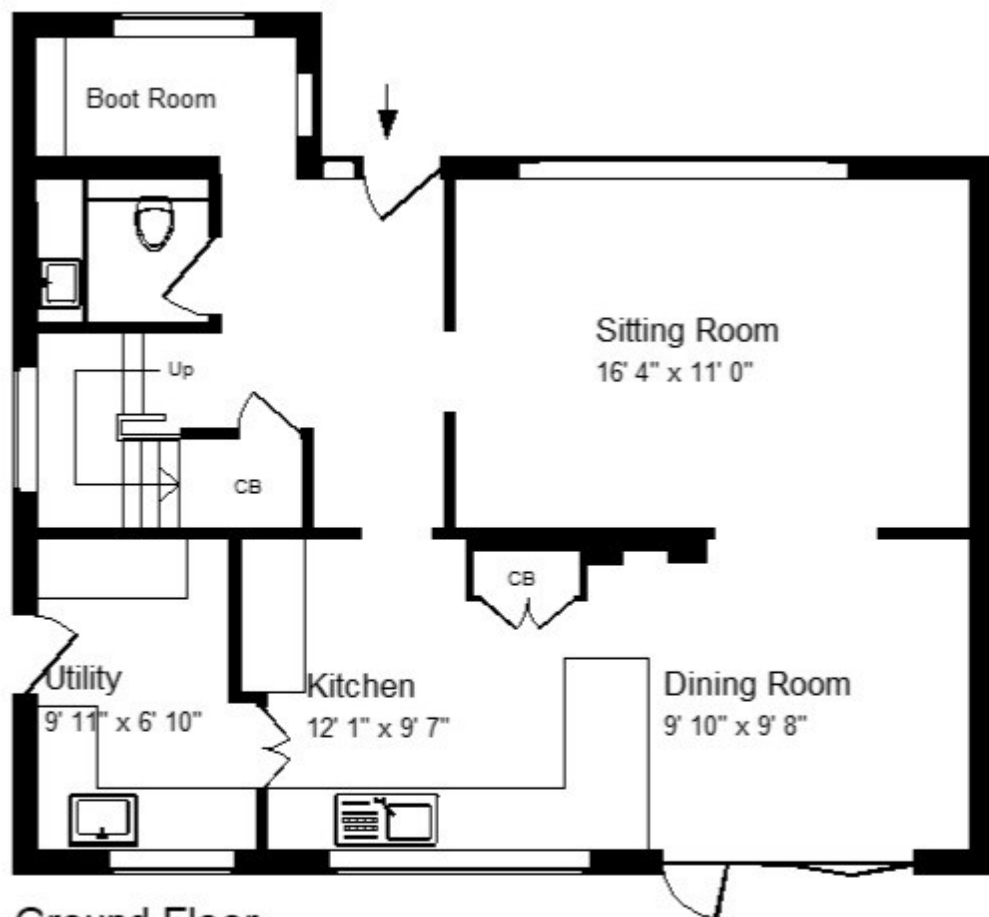
The house stands in beautifully landscaped gardens to the back and side. Laid mainly to lawn, they are enclosed and well tended, stocked with various ornamental bushes, flower and herbaceous borders. In addition to the raised patio directly off the kitchen, there is a wonderful decked terrace - both lovely places for outside dining - together with a barbeque kitchen / bar area and detached home office complete with air conditioning and power. To the front of the property there is a garage and generous driveway for further car parking.

LOCATION

81 Hantone Hill occupies a very convenient position, around 2 miles from the centre of Bath. It is within walking distance of the amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and is served by buses into the heart of the city. Wonderful walks are close at hand, either in the woodland and open countryside behind, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.





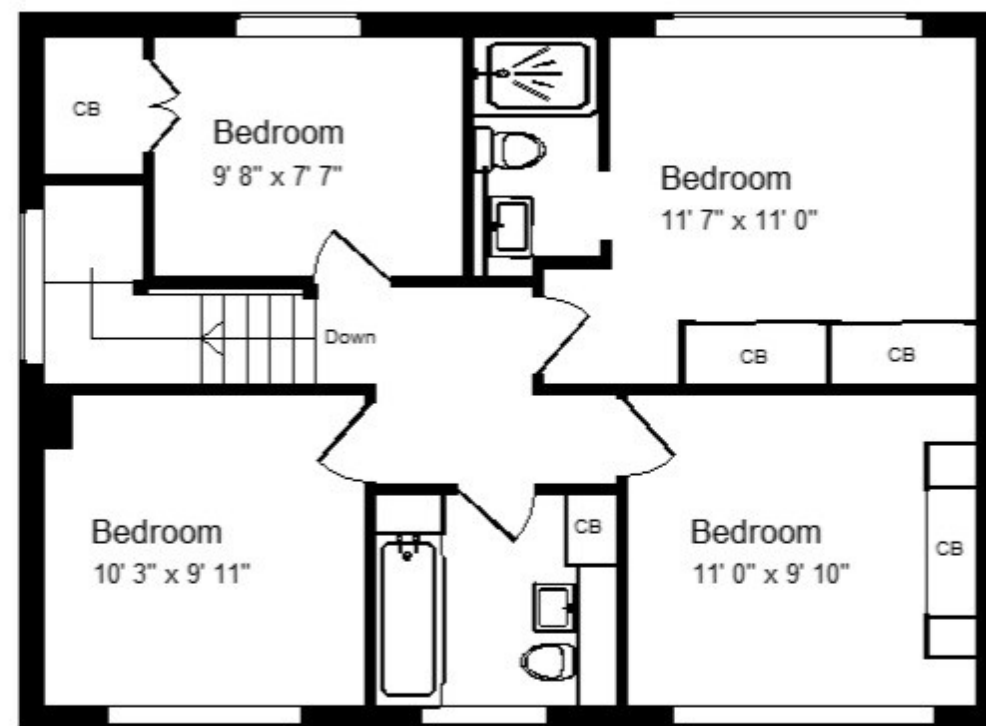


Ground Floor

Approx. Gross Internal Floor Area 1,300 Sq. Ft. / 121 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		82
B (81-90)		
C (71-80)		69
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epcreg.com		

Tenure: Freehold
Council Tax: 'F' - £3,275.55



First Floor

