

# whiteley helyar



2,735 ft<sup>2</sup>



5 bedrooms



3 bathrooms & wc



garage  
&  
driveway

Guide Price                      £1,750,000

High Beeches, 29 Flatwoods Road, Claverton Down, Bath, BA2 7AQ



A wonderful semi-detached Bath stone house with cedar-clad modern addition in this gorgeous location on the southern edge of the city of Bath that has been extended, refurbished and cleverly remodelled to create a beautifully presented, light and airy home combining period elegance with contemporary style and design. The house is adjacent to National Trust land, a Cotswold AONB and enjoys spectacular views across open countryside, yet remarkably is only just over 2 miles from the very centre of Bath.

## ACCOMMODATION

5 double bedrooms  
sitting room  
garden room with doors to patio  
utility room  
gas fired and underfloor heating

3 bathrooms  
family room with double-sided woodburner  
kitchen/dining room with bi-fold doors to garden  
cloakroom/WC  
double glazing

## EXTERNALLY

A gravel driveway at the front of the property offers parking for 3 cars plus additional on-street parking for 2 or more guests. The garden here is cobbled stone and has a wrought iron fence with low Bath stone wall and a specimen star magnolia tree. A footpath leads round to the fabulous rear, south-west facing garden and wide terrace, offering unspoilt views over open countryside and the feeling of being immersed in nature. Six magnificent beech trees line the boundary and provide a visible landmark from the Bath Skyline Walk. The garden features mature acer, cherry, quince and greengage trees with wild flower borders, lavender and purple sage. There is a large patio directly off the house from which to dine and enjoy the lovely aspect and sunsets.

## LOCATION

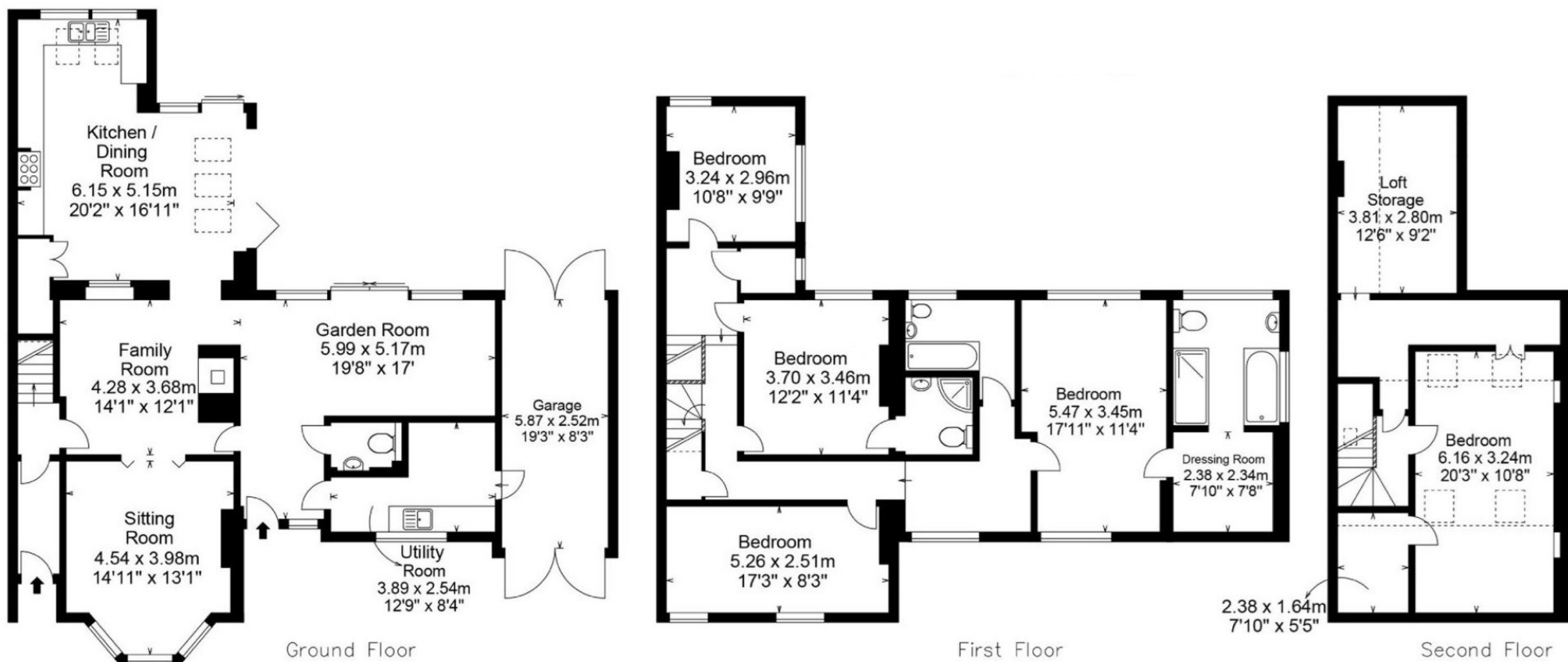
High Beeches occupies a fabulous location, peacefully tucked away at the end of a private 'no through' road, at the edge of Rainbow Woods, National Trust land and The Bath Skyline Walk. The countless shops, restaurants and other amenities in the city centre are within a short drive or can be reached using the nearby Wessex Water bus service, which is free to residents. Bath University and Ralph Allen schools are within walking distance and, being on the edge of wonderful countryside, the house offers delightful walks - through woodland and open fields - literally from your doorstep.











Approx. Gross Internal Area 2735 Sq Ft - 254.08 Sq M

Garage Approx. Gross Internal Area 159 Sq Ft - 14.77 Sq M

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.

Energy Efficiency Rating		
Low energy efficient - lower running costs	Current	Potential
A++		
A+		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

**Tenure:** Freehold  
**Council Tax:** 'F' = £3,198.78

