

whiteley helyar



2,760 ft²



4/5 bedrooms



2 bathrooms



double garage
& driveway

Guide Price £1,375,000

35 High Bannerdown, Bath, BA1 7JZ

A very well presented, bright, airy and spacious detached family home standing peacefully within beautiful gardens in this highly sought after location, enjoying a lovely open view.

4 bedrooms
sitting room
adjacent reception room with bifold doors to garden
snug/library
cloakroom
double garage

2 bathrooms
fabulous kitchen/dining room
study/bedroom 5
utility room
gas fired heating
home office/summerhouse

EXTERNALLY

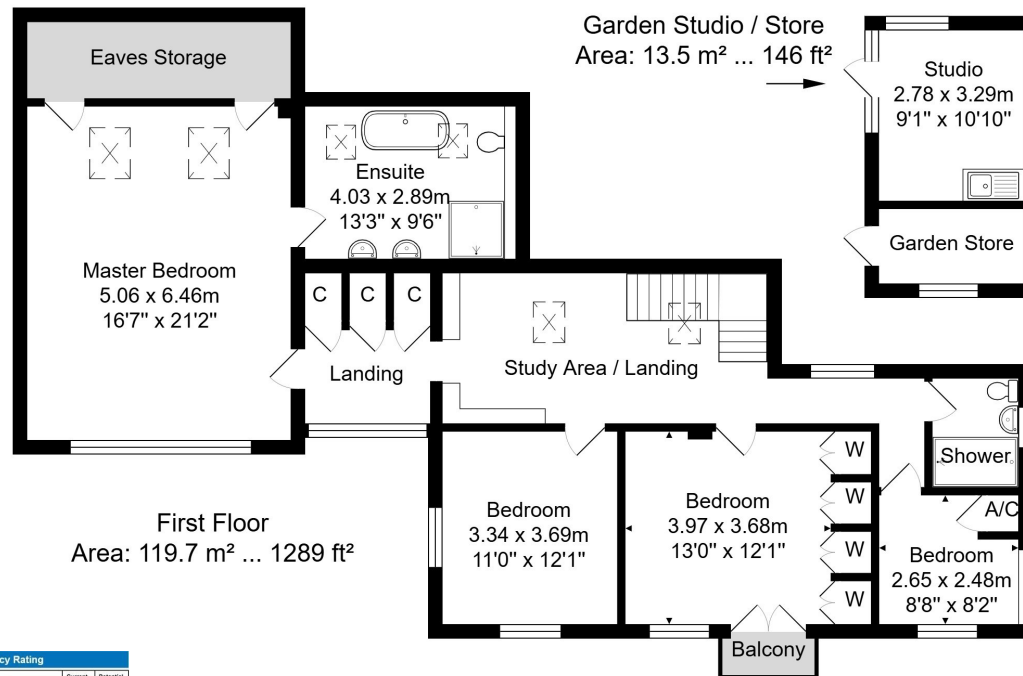
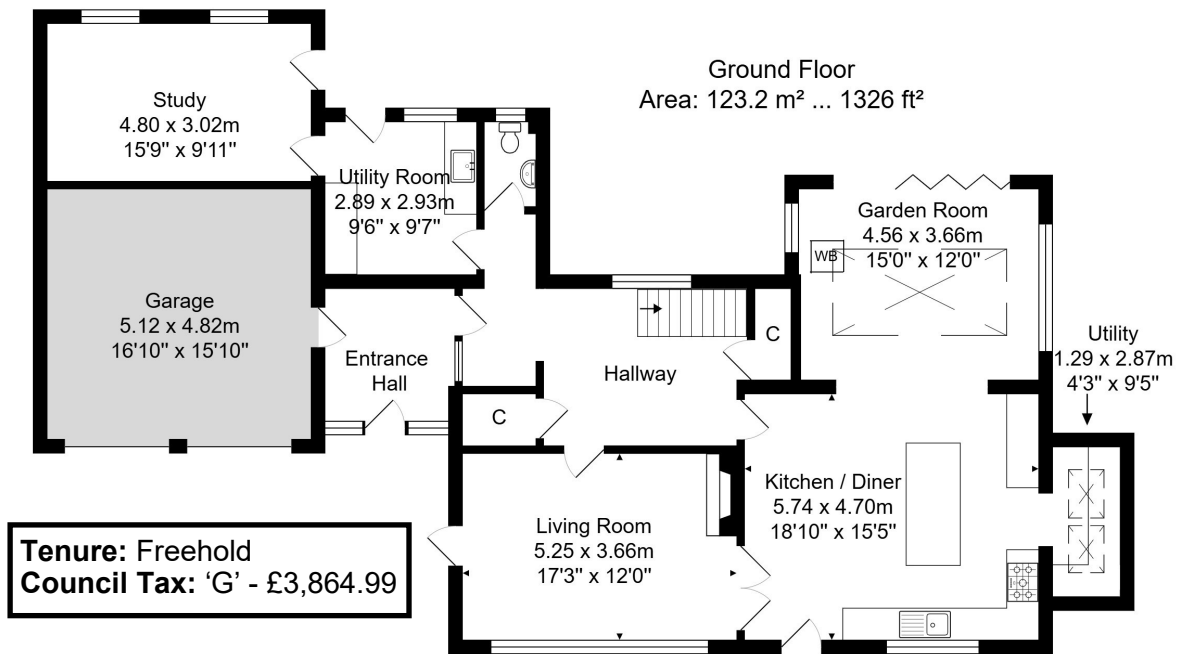
The house stands in stunning, extensive gardens to the front, side and rear. They are enclosed and beautifully landscaped, well tended, with numerous ornamental shrubs, specimen trees, mature flower and herbaceous borders. There is a productive fruit/vegetable garden and various sitting areas to enjoy the truly beautiful gardens and either the sun or shade as desired. There is an excellent home office/garden room/summerhouse incorporating a garden store, a greenhouse, water taps, a recycling/bin store and outside lighting. A private secure gate leads onto a footpath down into Batheaston, up to Bannerdown Common or over into Northend and St Catherine's Valley - ideal for dog walking - whilst the block-paved driveway provides parking for a number of vehicles and leads to the large double garage.

LOCATION

Number 35 occupies a lovely, private and quiet position in this very sought after and convenient location. It is close to the extensive range of amenities in Batheaston (including a good selection of shops, an excellent primary school, doctor's practice, vets, post office, takeaway, chemist and pub), whilst lovely walks along the riverbank, canal towpath or through the adjacent countryside are close at hand. The property is served by buses into the centre of Bath (just over 3 miles away) and offers swift easy access to the M4 without having to cross the city.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Total Area: 256.4 m² ... 2760 ft² (excluding garage, eaves storage, 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

