

# whiteley helyar



*2,942 ft<sup>2</sup>*



*5 double bedrooms*



*4 bathrooms*



*double garage & driveway parking*

Guide Price                      £1,400,000

5 The Elms, Bath, BA1 7BP



An excellent and substantial detached house in this select 'no through road' a little over a mile from the very centre of Bath. Constructed to a particularly high standard almost 20 years ago in the Georgian Villa style with elevations of Bath stone, the house occupies a convenient position with well presented, spacious accommodation and a pleasing outlook over the gardens and to the hills beyond.

### ACCOMMODATION

4 good bedrooms	bedroom 5/study
2 bathrooms & 2 en-suite shower rooms	2 dressing rooms
impressive reception hall	29' living/dining room with bow window
large kitchen/breakfast room	29' drawing room with balcony
secondary kitchen	cloakroom
gas fired heating & double glazed sash windows	double garage & gated driveway

### EXTERNALLY

Holburne Villa stands in good size gardens, mostly to the side and rear and enclosed by stone walling and trees. They are almost level, laid to lawn with paved sun terraces directly off the kitchen and living room. There is a double garage with automated doors and the gravelled driveway provides parking for additional vehicles behind electric gates. There is an EV charge point, outdoor lighting, power and water supplies, a large storage shed and wonderful detached log cabin with central internal bbq.

### LOCATION

The Elms comprises a small exclusive cul-de-sac of just 8 high quality properties, tucked away on the edge of Larkhall, adjacent to the excellent Alice Park (with its tennis courts, playpark and café). Shops, supermarket, schools, a post office and various other amenities are all within a short walk, whilst the house is well served by buses (via the footpath leading down to the London Road) into Bath and swift access to the M4 is available without crossing the city.







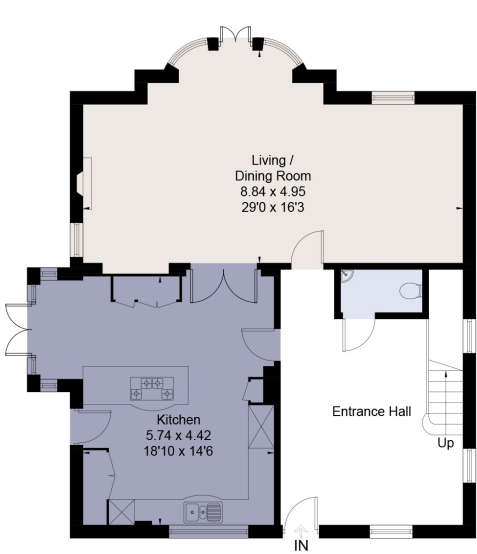
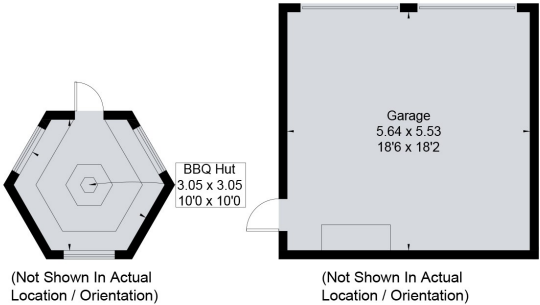


Approximate Floor Area = 273.3 sq m / 2942 sq ft  
Garage = 31.3 sq m / 337 sq ft  
BBQ Hut = 8 sq m / 86 sq ft  
Total = 312.6 sq m / 3365 sq ft

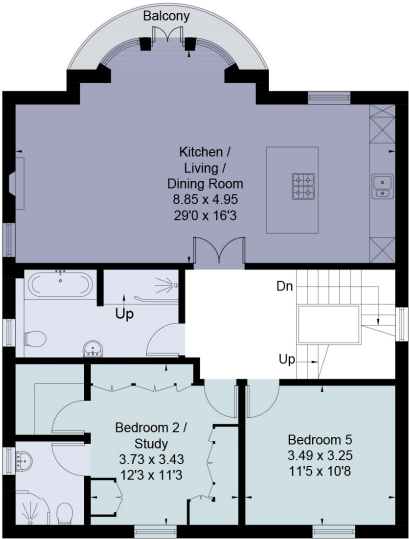
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epra.co.uk		



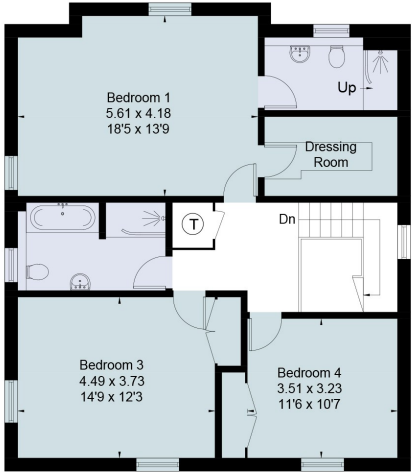
Tenure: Freehold  
Council Tax Band: 'G' - £3,690.90 - 25/26



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66097

