

whiteley helyar



3,550 ft²



5 bedrooms



3 bathrooms



garage &
driveway parking

Guide Price £1,250,000

41 High Bannerdown, Bath, BA1 7JZ

DESCRIPTION

A well presented, bright, airy and spacious detached family home standing peacefully within large South facing gardens in this highly sought after location, enjoying a fabulous open and far reaching view.

ACCOMMODATION

5 bedrooms
dressing room
dining room leading into conservatory
utility room
cloakroom

3 bath/shower rooms
sitting room
large kitchen/family room
home office
gas fired heating and double glazing

EXTERNALLY

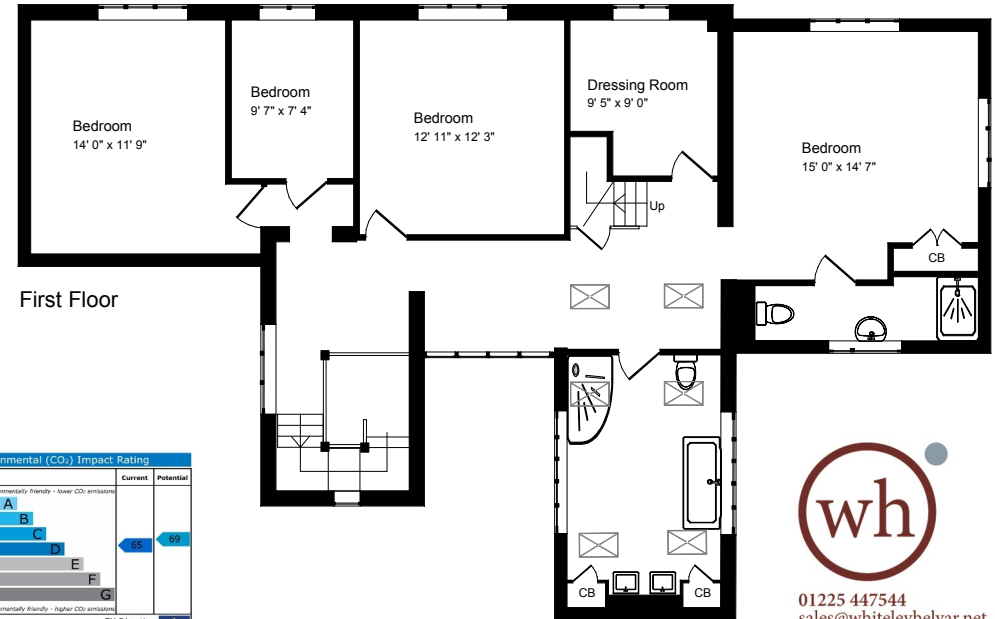
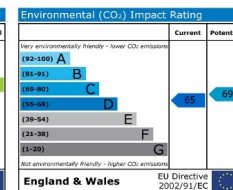
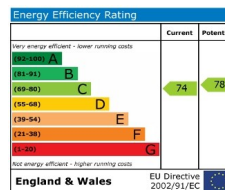
The house stands in wonderful, extensive gardens mostly to the South and West. They are enclosed and mainly laid to grass with a number of flower borders, trees, ornamental bushes and shrubs. Bi-fold doors lead out from the kitchen/family room onto the paved sun terrace and level lawn beyond, whilst from the back of the garden there is private access onto a footpath down into Batheaston, up to Bannerdown Common or over into Northend and St Catherine's Valley - ideal for dog walking. A driveway provides parking for a number of vehicles, there is a garage, water tap, log/recycling store and outside lighting.

LOCATION

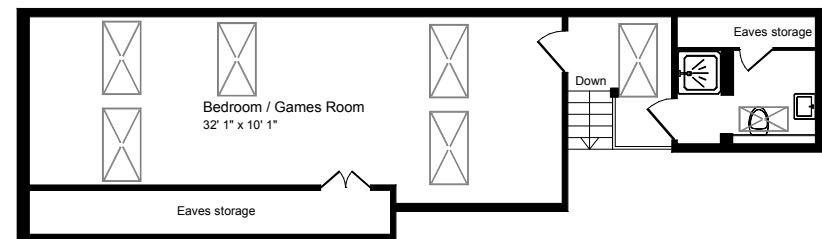
Number 41 occupies a lovely, private and quiet position in this very sought after and convenient location. It is close to the extensive range of amenities in Batheaston (including a good selection of shops, an excellent primary school, doctor's practice, vets, post office, takeaway, chemist and pub), whilst lovely walks along the riverbank or through the adjacent countryside are close at hand. The property is served by buses to the centre of Bath (some 4 miles away) and offers easy access to the M4, without having to cross the city.







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Ground Floor

Approx. Gross Internal Floor Area 3,550 Sq. Ft. / 330 Sq. M
 Includes Conservatory & Garage
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 Drawing Number: 172-0267
 41 High Bannerdown, Batheaston, Bath, BA1 7JZ.

Second Floor