



Approximate Gross Internal Area = 194.7 sq m / 2096 sq ft
Outbuilding = 37.7 sq m / 405 sq ft
Total = 232.4 sq m / 2501 sq ft



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



ENGLISHCOMBE LANE, BATH BA2 2EE

GUIDE PRICE
£1,350,000

6 BEDROOM HOUSE

- An exquisite Edwardian family home, finished to an exceptionally high standard
- Large kitchen/diner, living room, playroom/home office, cloakroom
- Principal bedroom with ensuite shower room, five further bedrooms, family bathroom
- Large garden, off road parking, double garage and workshop with planning permission to convert into an annexe
- Impressive views across the city of bath, close to an array of excellent schools
- Freehold. Council tax band F. EPC rating D



Description
An exquisitely presented Edwardian family home, ideally situated with breathtaking views overlooking the city of Bath. This charming residence has been extended over more recent years and is filled with natural light, boasting high ceilings and period features such as ceiling coving, picture rails, fireplaces, and leaded stained glass windows. The property has been thoughtfully extended to the rear, creating a stunning 25ft kitchen diner with ample storage and an island—an ideal space for family gatherings. The ground floor also features a cosy living room with an open fireplace, perfect for winter evenings, as well as a playroom/snug/home office and a convenient cloakroom.

On the first floor, you'll find a principal bedroom strategically positioned to enjoy the expansive views, complete with built-in storage and an ensuite. There are three additional bedrooms and a luxurious family bathroom with a separate shower room. The upper floor offers two more bedrooms.

The front garden is beautifully landscaped,

complemented by an off-road parking space. The kitchen diner opens onto a spacious patio, perfect for alfresco dining, leading to a generous lawn that provides access to the double garage and workshop. The garage has planning permission to be converted into an annexe, making it ideal for guests or as a home office.

Location
Englishcombe Lane is a prestigious road to the Southwest of Bath within two miles of the City Centre with its wide variety of shopping, sporting and cultural facilities. More local amenities are to be found in Oldfield Park and local Sainsbury's Supermarket. Access to the M4 motorway is available at Tormarton (Junction 18), north of Bath within 8 miles. Trains to London Paddington (travel time from 76 minutes) or Bristol Temple Meads (from 10 minutes) are available from Bath Spa Railway Station only 1.5 miles away from the property. The property also benefits from easy access to a large number of schools, all within a few miles. These include Prior Park, Paragon, The Royal High School for Girls, King Edwards, Beechen Cliff, Monkton Prep and Senior, Kingswood, Widcombe Junior School and Ralph Allen.

