



Oldfield Villa 32 Oldfield Road Bath BA2 3ND



An exquisite Grade II listed Italianate Villa dating from around 1840, presented in beautiful decorative order, spanning over 3,840 sq. ft. with fantastic gardens

| Entrance hall | Double reception room | Study | Cloakroom | Kitchen | Breakfast room | Sitting room | Laundry room | Boiler room | Master bedroom with en suite bathroom | 4 further double bedrooms | 3 shower rooms | Attic storage | Greenhouse | Beautiful gardens | Garage | Summerhouse | Cabin/home office | Driveway parking |

Situation

Oldfield Road occupies a desirable position on the southern slopes of Bath. Highly convenient for the popular Bear Flat and close access to the City Centre.

Nearby schools include St John's and Widcombe primary schools, Hayesfield secondary school for girls and Beechen Cliff for boys. There are a number of doctors' and dental surgeries on hand. Bath Spa railway station is nearby and offers access to both Bristol and London Paddington. The M4/M5 motorway network is just a few miles to the north of Bath and access to Bristol International airport is a convenient distance to the west.

Description

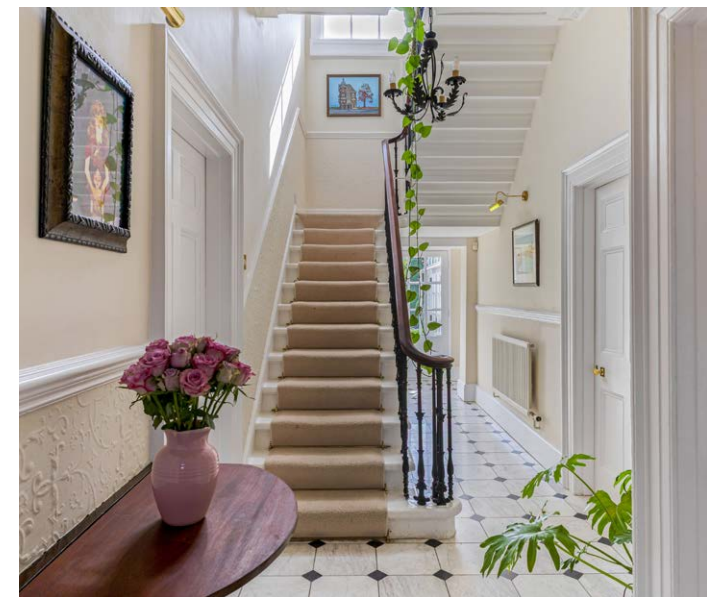
Oldfield Villa is a superb late Regency villa that has been loved and enjoyed by the current owners. Dressed ashlar façade with slate roof and some fine period external detailing that includes a wonderful, pillared portico to the front of the house, a most delightful rose window at first floor level and to the rear there are timber sliding shutters. Internally there is exquisite cornicing and period detailing. Of particular note is an arched doorway on the first floor which is adorned with fine patterned design.

Entering the house via the front, grand double doors open to the inner lobby with matwell. This leads through to the entrance hall which runs front to rear of the house; there are views straight out to the garden, which is very appealing. The floor tiles in the hall are marble in classical style.

To the right-hand side is a very well-appointed study. Plenty of fitted cupboards with bookshelves above line the walls and there is a marble fireplace with gas fire inset. There are attractive views to the front of the property via a large sash window with shutters.

To the left of the hall is wonderful double reception room with large wedding doors between the two. There is a very large window bathing the room with light at the front of the house and to the far end of the dining room there are twin French doors leading to the gardens beyond. The view of the zinc canopy with iron support makes a delightful centrepiece to the room. There are twin matching marble fireplaces with gas fires inset.

Back to the hall, there is a useful cloakroom situated by the back door. On from the study is a secondary hallway that has the most superb range of original housekeeping cupboards. A doorway leads through to the kitchen, which again is very beautifully designed with a comprehensive range of painted units, Smeg oven, integrated dishwasher and wood floor.





This in turn leads through to the breakfast room with plenty of glazing to really take in the views of the garden.

To the side of the kitchen, stairs lead down to a very well fitted laundry room with Butler's sink and plumbing for washing machine and dryer. A back door leads out to a courtyard. Back to the kitchen doorway, there is an access hatch in the floor which leads down to a cellar.

The hall where the housekeeping cupboards are located leads through to a further superb sitting room, ideal as a playroom for kids. There is a large ashlar stone surround believed to be original to the house. This part of the house can be used as a self-contained annexe as it not only has its own front door to the side of the house but also has a very useful shower room, and stairs which take you up to a lovely double bedroom.

Upstairs, on the first floor, are three bedrooms. The master bedroom enjoys views over the gardens with sliding external shutters, lovely cornicing and a marble fireplace. There is a beautifully fitted en suite bathroom with contemporary style bath central to the room, plenty of fitted cupboards, a shower cubicle and twin hand basins. Bedroom 2, also to the rear, has shutters and views of the gardens. A third double bedroom and family shower room complete the first floor.

On the top floor there is a very good-sized bedroom with walk-in cupboard and a shower room. There is also a cupboard on the stairs which leads into a large attic.

Outside

To the front of the house, the grand gateway opening leads through to a gravel driveway with parking for several cars. To the right-hand side a doorway accesses the boiler room. The driveway continues down the side of the house (where you will also find the front door to the flat) to a long tandem garage, ideal for storage. To the far end is a work bench. To the rear of the laundry room there is an enclosed courtyard area and at the far end a charming summerhouse with French doors to the garden. To the rear of the summerhouse is a discreetly positioned family sized hot tub.

Entering the main body of the garden, a large terrace runs across the rear of the breakfast room and dining room French doors, ideal for summer entertaining. We would say the gardens are amongst the best we have seen in recent years. There is a sweeping lawn bordered with a variety of herbaceous and perennial plants. To one side of the garden is a delightful, listed greenhouse with a raised bed running down one side. Two more raised beds are located at the far end of the garden. Here you will also find a detached cabin, ideally suited for use as a home office.

General Information

Bath & North East Somerset Council. Council Tax Band G.

Freehold tenure.

Mains services connected.

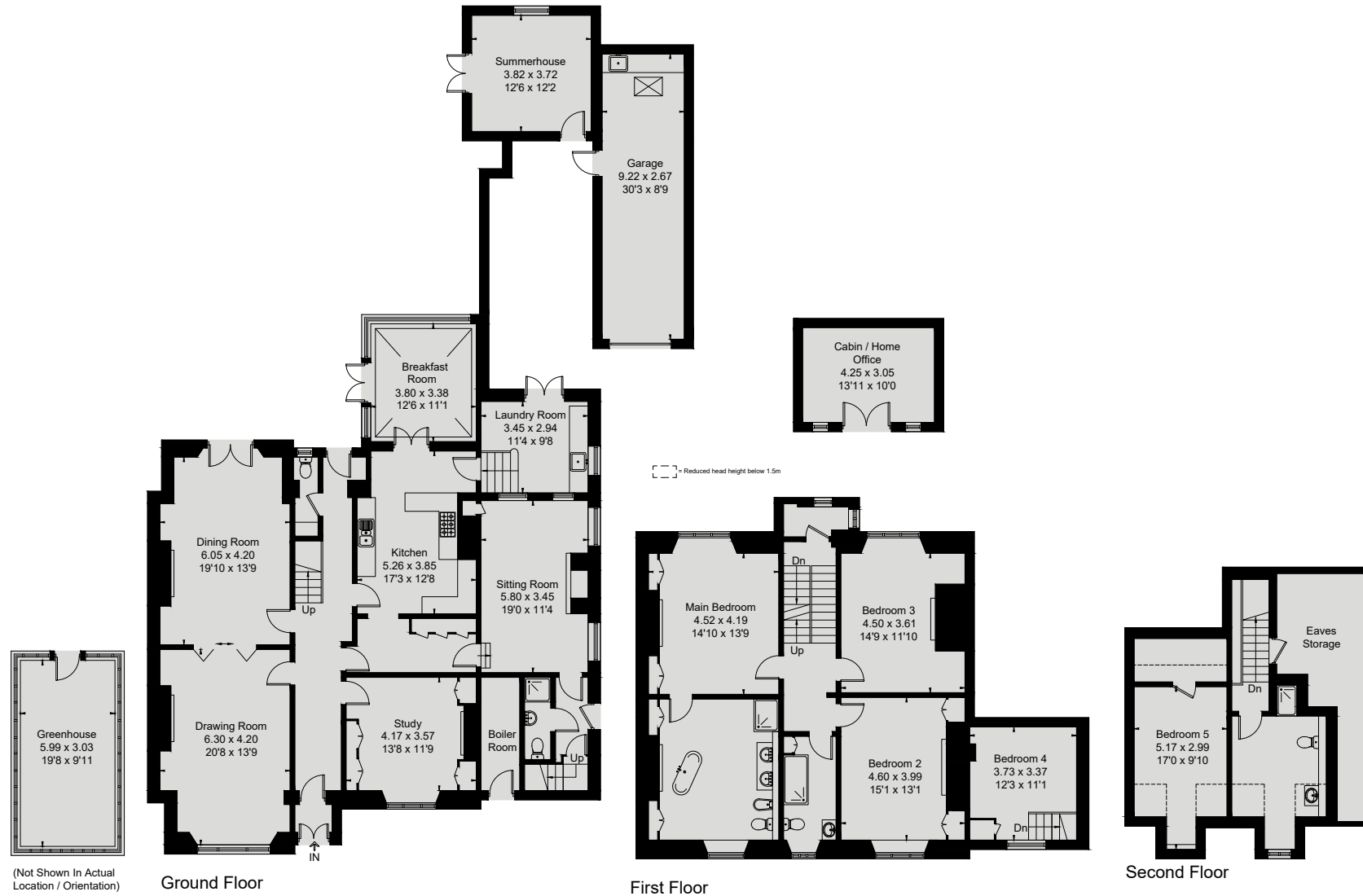
Agent's Note

Our clients received planning permission and Listed Building Consent to convert the garage and garden room to ancillary accommodation. This planning lapsed on 11/02/2025. Planning Application Reference: 21/04286/FUL.





Approximate Floor Area = 357 sq m / 3843 sq ft
 Garage = 24 sq m / 260 sq ft
 Cabin / Home Office = 12.9 sq m / 138 sq ft
 Total = 393.9 sq m / 4241 sq ft



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