






## MILLER WALK

Bathampton, BA2



# A FOUR-BEDROOM DETACHED HOME IN A PEACEFUL CUL-DE-SAC

An attractive home tucked away in the heart of Bathampton village.

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Services: We are advised that the property is connected to mains gas, electricity, water and drainage.

Local Authority: Bath & North East Somerset

Council Tax Band: G

what3words: ///caked.about.punks

Method of Sale: We are advised that the property is Freehold. An annual service charge of c.£175 is payable To 'Miller Walk (Bathampton) Management Limited' for jointly used facilities

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



## SITUATION

Bathampton is a popular village approximately two miles east of Bath, with a vibrant community and a wide range of amenities including an Ofsted “Outstanding” primary school, private nursery, village hall with playgroup, recreation ground, St Nicholas Church, doctor’s surgery and pharmacy, coffee shop and a Spar convenience store. The area is within catchment for highly regarded schools such as King Edward’s, Monkton Combe, Prior Park College, Ralph Allen and Beechen Cliff. There are beautiful walks in the surrounding countryside and along the Kennet & Avon Canal towards Bath or Bradford on Avon. The village also offers two well known public houses and a regular bus service into Bath. Bath Spa railway station provides main line services to Bristol, London and the South Coast.







## THE HOUSE

Miller Walk is a quiet development of nine executive detached homes, built around 30 years ago in the heart of Bathampton. This is the first time the property has been brought to the market. The house is traditionally stone-built, well insulated and fully double-glazed, with a light entrance hall leading to a home office/study at the front.

To the rear are four inter-connecting rooms: a breakfast room, fitted kitchen, dining room and a family room overlooking the garden. These offer excellent potential to create an open-plan kitchen/living/dining space at the centre of the home. A formal sitting room provides a separate area for quieter use, with a cloakroom/WC also on the ground floor. A large conservatory to the side adds valuable additional living space with direct garden access.

Upstairs are four bedrooms, one with an en suite, along with a family bathroom. The layout offers scope to form a larger principal suite with dressing room overlooking the garden. The current main bedroom includes fitted wardrobes, a dressing area and en suite, while several rooms enjoy attractive views towards Solsbury Hill.



## OUTSIDE

The garden is a particularly attractive feature of the property, wrapping around two sides of the house. It is mainly laid to lawn and bordered with mature shrubs, hedging and small trees, creating a tranquil and private outdoor space. There is direct access to the garden from the conservatory, making it ideal for family living and entertaining.

To the front is a private driveway and a detached double garage with an electric up-and-over door, power and light.

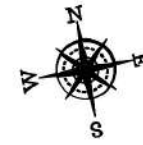






# Miller Walk Bathampton

Gross Internal Area (Approx.)  
 Main House = 204 sq m / 2,195 sq ft  
 Garage = 27 sq m / 286 sq ft  
 Total Area = 231 sq m / 2,481 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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