



WentWorth
Estate Agents



17 The Chestertons, Bathampton, BA2 6UH

- Four Bedroom Detached Family Home
- Spacious and Bright Living Accommodation
- Highly Desirable Village Location
- Garage and Driveway Parking
- Established Front and Rear Gardens
- Tranquil Cul-de-Sac

Price guide £875,000

Location

The highly regarded village of Bathampton can be found just to the East of the World Heritage City of Bath. With an abundance of culture, restaurants, shops, educational and leisure facilities all under two miles away as well as Bath Spa mainline railway station with its direct routes to London Paddington. This pretty village boasts having The River Avon and the Kennet and Avon Canal pass through it. Bathampton has a range of local shops and amenities including a Post Office/Newsagent, Hairdressers, Doctors Surgery and a Chemist. Local schools include Bathampton Primary school. For those that need to commute, the property has access to the M4 Motorway at junction 18.

Internal Descriptions

Upon entering the property by way of an entrance porch, you are greeted with a bright and spacious hallway. The living room, to your right, is a warm and welcoming space; perfect for relaxing. A large conservatory leads from the living room and offers a superb amount of space for family time, or entertaining. A wet room leads from the conservatory. The sun room is also to be found at the rear of the property, allowing for additional space for hosting or relaxing. The kitchen is dressed with modern wall and base units which are complemented by the worktops and flooring. The dining area sits to the front of the property and is incorporated into the kitchen, making this the heart of the home. The garage is located via an enclosed side passageway and has a secondary kitchen area, ideal for summer hosting. There is an electric door to the garage as well as power and light. Taking the stairs from the entrance hallway, to the first floor, you will find a master bedroom, complete with en-suite shower room. The second double bedroom enjoys mirrored wardrobes and bedroom three is another double. The fourth bedroom is a generous single and overlooks the pretty rear garden. A well-appointed family bathroom is also to be found on the first floor.

External Descriptions

Externally to the front there is ample driveway parking, flanked by walling and mature trees. To the rear there is a generous garden with a central lawned area, surrounded by a variety of fruit trees and shrubs. This garden is perfect for the keen gardener and has plenty of space for the family to enjoy.

Additional Information

Tenure - Freehold

Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

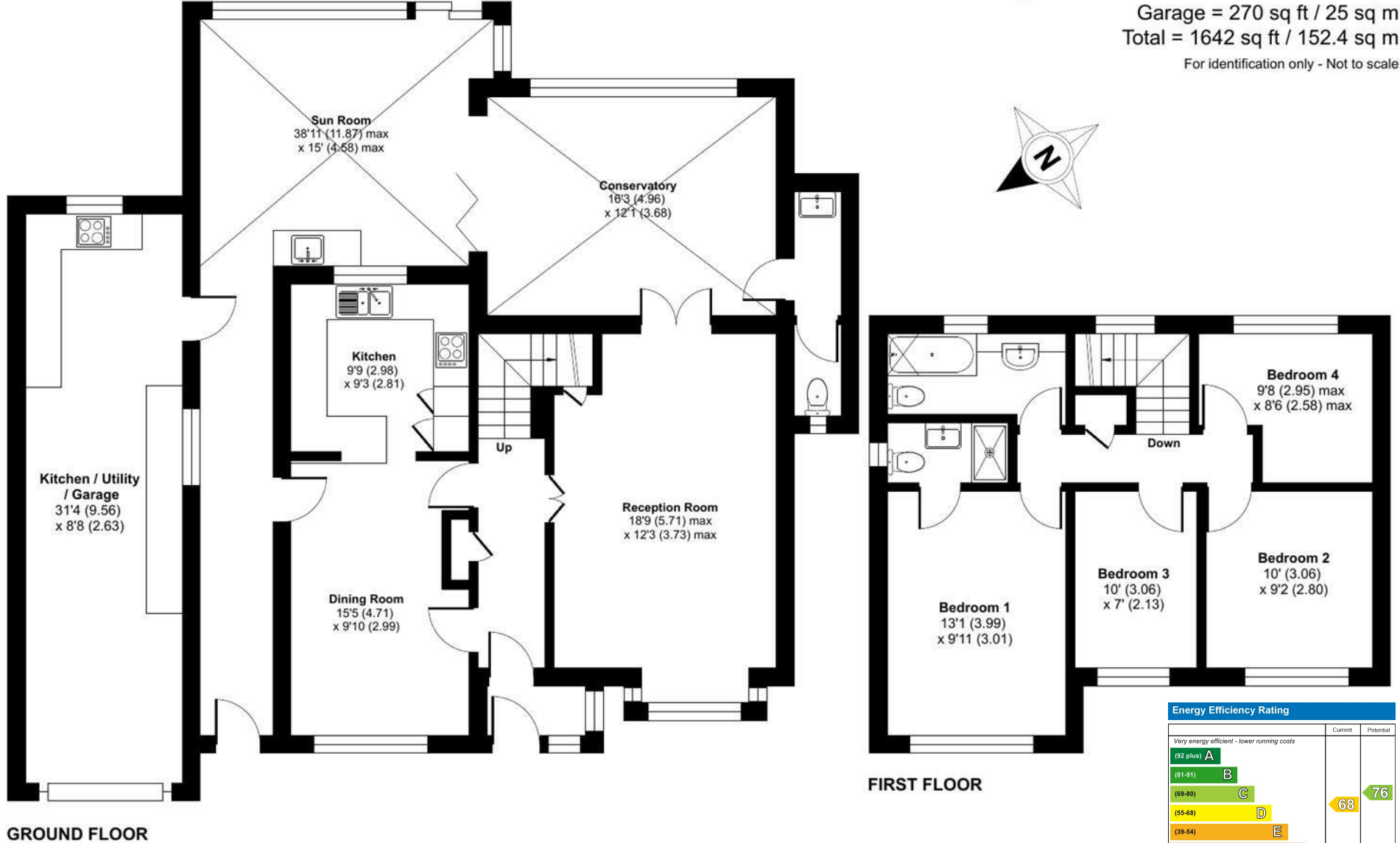
The Chestertons, Bathampton, Bath, BA2

Approximate Area = 1372 sq ft / 127.4 sq m

Garage = 270 sq ft / 25 sq m

Total = 1642 sq ft / 152.4 sq m

For identification only - Not to scale

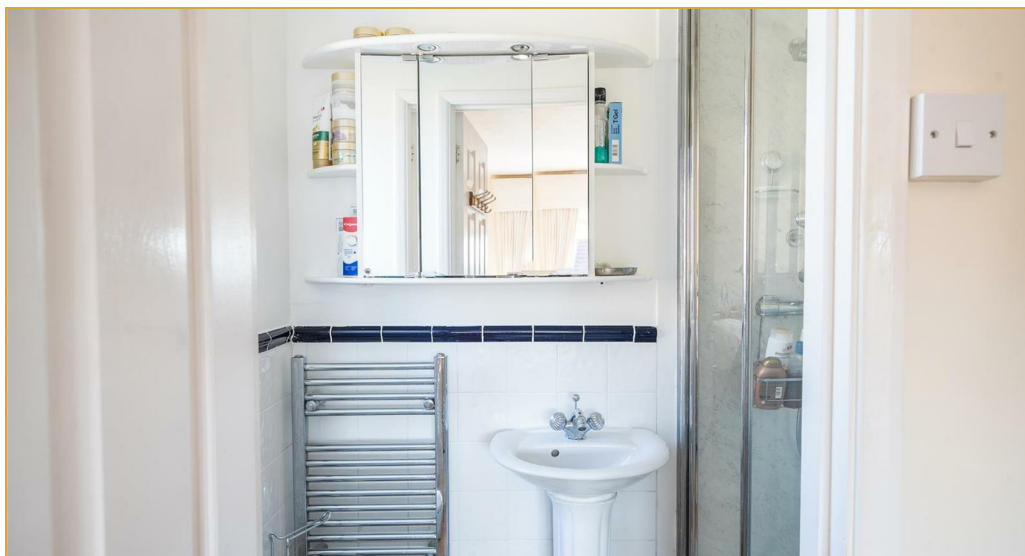


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1446926



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

