

Greenway Crescent, Bath



**Strattons
+ Partners**





Location

The house enjoys an excellent position in the heart of Bear Flat, one of Bath's most popular residential neighbourhoods. The thriving local parade of independent shops, cafés, restaurants and everyday amenities is just moments away, making this an exceptionally convenient place to live.

Bath city centre and the mainline railway station can be reached via an easy walk through Holloway or via Lyncombe, while regular bus services provide an easy alternative. Families are particularly well served by the choice of schools, including Paragon, Prior Park and King Edwards together with Beechen Cliff and Hayesfield secondary schools.

For those who enjoy the outdoors, there are wonderful walks towards Widcombe, Combe Down and the surrounding countryside, while the popular Two Tunnels cycle track is also within easy reach.

Key Features

- Prime development in World Heritage Bath
- Crescent overlooking woodland valley
- Great location for city and train station
- Four/Five bedrooms with three bathrooms
- Balconies and terrace to views
- Impressive kitchen and living space
- Parking and garage
- No chain
- Walking to train station 1 mile
- Distance to M4 Junction 18 11 miles



Greenway Crescent Bath

Greenway Crescent is a magnificent development of luxury houses. Built in 2017, this striking contemporary crescent is defined by its sweeping curved design, generous balconies and beautifully landscaped surroundings. The location is perfect for a stroll into Bath for the rugby and easy train station access, wander into the countryside, and access plenty of wonderful schools.

The elevated position takes full advantage of the unique setting, with wonderful far reaching views across the woodland valley. A stunning and secure gated development, the property enjoys luxury accommodation of approximately 3,200 square feet laid out over three split level floors. Constructed of high grade Bath stone elevations, the house is designed to take full advantage of the setting and views. Classic design blends seamlessly with a

contemporary feel with high end fixtures and fittings complementing a traditional townhouse layout. Entering the house via the front, you are welcomed into a well set out entrance hall with views through the kitchen and living space and a generous storage cupboard which we understand could be converted to contain a lift. To the right is a door to the integral garage which has light, water and power. To the left is a cosy snug which can easily make a perfect study or fifth bedroom. There is also a utility room with a stainless steel sink, plumbing for a washing machine, shelving, pressurised hot water cylinder, and a whole house water filter and water softener. Adjoining is a downstairs cloakroom.

Stairs lead down to a fine kitchen dining room which is completely open plan with bi-fold doors out to the terrace and garden. To one end is a full ashlar stone wall giving the quality of traditional Bath. To the other side is a great hand built contemporary kitchen with large central island and Silstone work surfaces. Appliances include

two Siemens ovens, Gaggenau five-ring gas hob, oven and twin plate warmers, Bosch dishwasher, separate integrated fridge and freezer, and a large baker's cupboard. Opening to the garden and view, this is a beautiful space.

On the first floor, double doors lead into an incredible drawing room which is the full width of the house. This has a contemporary Stovax fireplace and French doors leading out to a balcony, a perfect place to enjoy the views of woodland. To the rear of the first floor are three good-sized double bedrooms, one ensuite, and a family bathroom with bath and shower. The house has underfloor heating throughout and beautiful solid wood floors.

On the top floor is the most superb master bedroom with split level dressing room and bathroom. The views from the balcony are at their finest as you can see over the tops of the trees to Widcombe Hill. The ensuite

bathroom is superb with a contemporary finish. The Greenway Crescent development is a walled and secure area with a large entrance area to pull in before electric gates lead to the houses. Passing visitor parking there is space front of the house under a canopy for parking one car, opposite the drive is a further dedicated space, as well as the integrated garage with electric doors and provision for EV charging.

The rear garden consists of one main terrace off the kitchen which leads down to a further secure garden with artificial grass enclosed by mature hedges and overlooks a scene of nature out of the story books with a variety of trees in the Lyncombe Valley.

The development is self managed, with owners becoming directors and contributing approximately £600 per house per annum towards the upkeep of the gates and communal areas.











Hall - 13'3" (4.04m) x 9'4" (2.84m)

Composite front door. Oak flooring with underfloor heating. Storage cupboard with potential for conversion to accommodate a lift. Staircase with glass balustrades. Steps down to kitchen.

Integrated garage

16'3" (4.95m) x 9'4" (2.84m)

Cobbled floor. Electric up and over door. Recess lights. Power. Secure door to the house.

Snug/Office/Bedroom Five

12'9" (3.89m) x 10'5" (3.18m)

Double glazed window to front. Recess lights. Oak flooring with underfloor heating.

WC - 5'9" (1.75m) x 5'1" (1.55m)

LLWC. Hand basin with storage under. Tiled floor. Underfloor heating. Recess lights. Extractor fan.

Utility - 8'0" (2.44m) x 6'2" (1.88m)

Space and plumbing for washing machine and tumble dryer. Worktops with integrated sink. Shelving. Oak flooring with underfloor heating. Cupboard housing hot water tank. Water softener and filter. Recess lights. Extractor fan.

Kitchen/Dining Room - 26'3" (8m) x 22'0" (6.71m)

Kitchen stairs lead down with storage space under. Pocket door to kitchen. Large kitchen island with Silstone worktops. Area for bar stools with base cupboards for storage. Gaggenau gas hob with extractor fan overhead. Bank of fitted kitchen units with integrated Siemens ovens, Gaggenau steamer, warmer and wrapping drawer. Baking or breakfast cupboard with fitted worktop and drawers with power sockets. Further worktops and splashbacks incorporate a sink with waste disposal and boiling water tap, with cupboards beneath and a full size dishwasher. Integrated large fridge freezer. Separate kitchen area with separate sink, worktops and cupboards over. Slimline dishwasher and larder cupboard.

Dining area with exposed Bath stone walls. Recess lights. Tiled floor with underfloor heating. Sliding bifold doors with views and leading to the terrace and garden.

Landing - 14'8" (4.47m) x 3'10" (1.17m)

Landing area to bedrooms and half landing to drawing room. Storage cupboard. Oak flooring with underfloor heating. Recess lights.

Drawing Room - 26'3" (8m) x 22'0" (6.71m)

Sliding doors to balcony with views of woodland. Oak flooring with underfloor heating. Stovax fire. Recess lights. Storage cupboard for games and books.

Balcony

Views of garden and woodland. Glass balustrades.

Bedroom Two - 16'7" (5.05m) x 11'2" (3.4m)

Double glazed window to front. Underfloor heating. Recess lights. Door to ensuite.

En suite - 8'5" (2.57m) x 5'4" (1.63m)

Large shower. Recess lights. Tiled wall and floor. Underfloor heating. Extractor fan. Heated towel rail. LLWC. Hand basin with storage under.

Bedroom Three - 15'7" (4.75m) x 10'11" (3.33m)

Double glazed window to front. Oak flooring with underfloor heating. Recess lights.

Bedroom Four - 13'7" (4.14m) x 8'8" (2.64m)

Double glazed window to front. Oak flooring with underfloor heating. Recess lights.

Bathroom - 9'8" (2.95m) x 8'10" (2.69m)

Large shower and large bath. Part tiled walls and tiled floors with underfloor heating. LLWC. Sink unit with vanity storage. Heated towel rail. Recess lights. Extractor fan.

Landing - 14'2" (4.32m) x 11'3" (3.43m)

Oak flooring with underfloor heating. Velux skylight. Recess lights.

Master bedroom - 25'6" (7.77m) x 16'9" (5.11m)

Two sets of double doors opening onto balcony and views. Oak flooring with underfloor heating. Discreet cupboard housing further water tank. Steps up to dressing room on one side and door to en suite on other.

Balcony

Views to woodland and towards Widcombe Hill and fields. Glass balustrade.

En suite - 18'5" (5.61m) x 7'8" (2.34m)

Velux windows. Freestanding bath with freestanding bath filler tap. Shower cubicle. LLWC. William Garvey teak hand basin. Tadelakt Moroccan plaster walls and floor with electric underfloor heating. Heated towel rail. Extractor fan. Recess lights.

Dressing Room - 15'7" (4.75m) x 8'6" (2.59m)

Oak flooring with underfloor heating. Built in wardrobes. Recess lights.

Rear Terrace and Garden

Terrace with outside lights and power. Tap. Steps to garden overlooking woodland enclosed by Golden Spirit hedging.

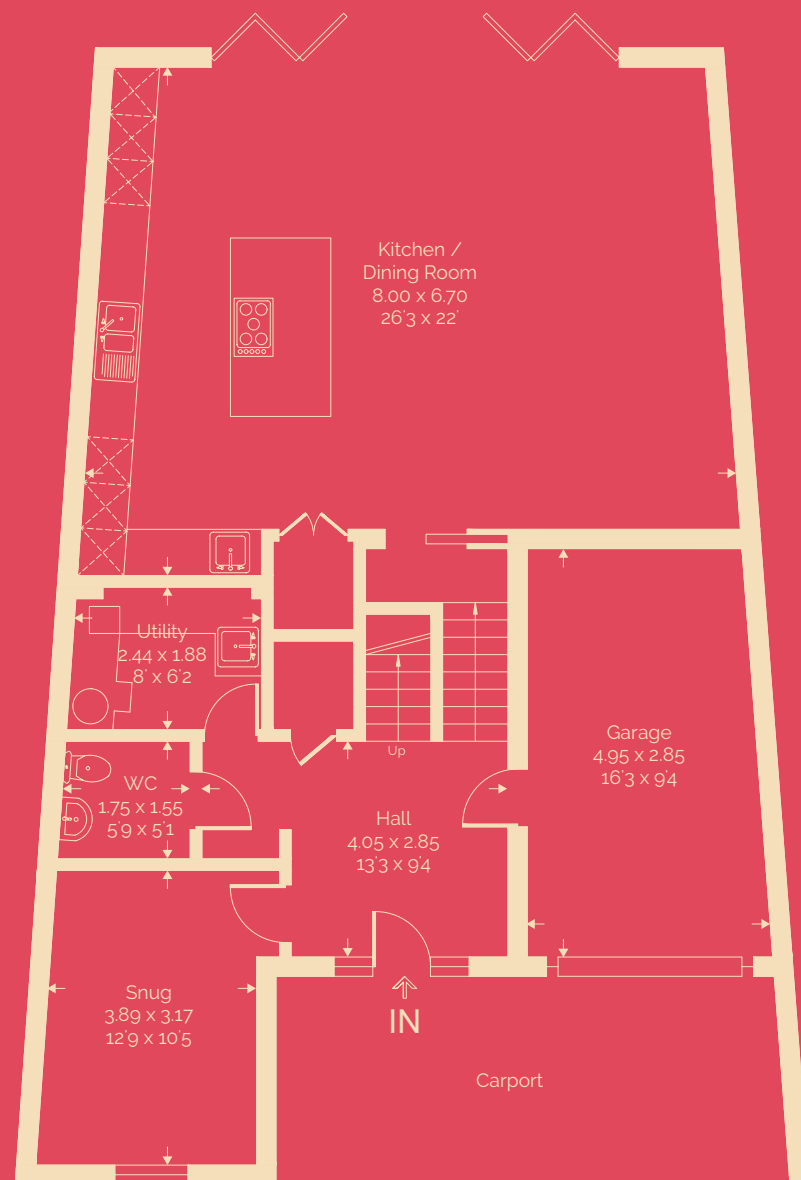
Parking

Carport at front door with cobbled surface. Recess lights. Garage door. Separate parking space opposite the house.

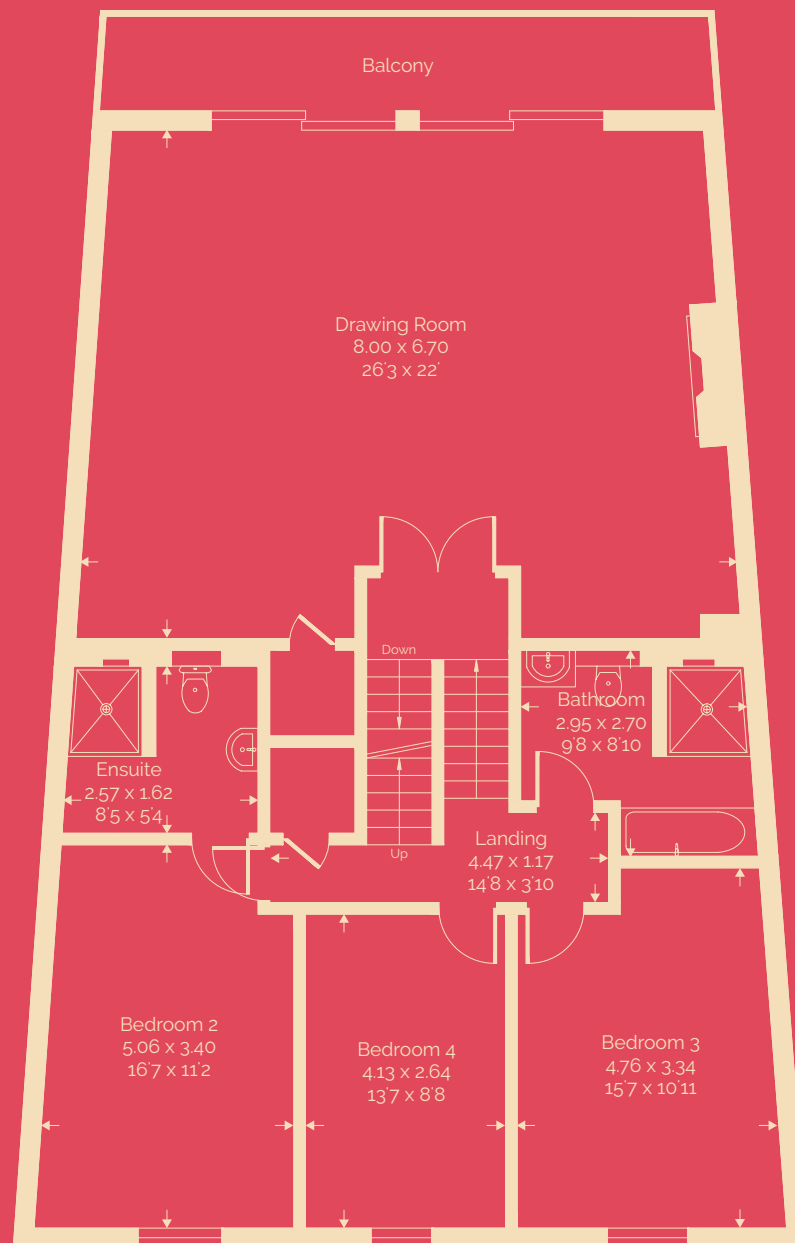
Commual Parking And Amenities

Electric double gates. Visitor space at entrance and bin area. Pedestrian access to Greenway Lane.

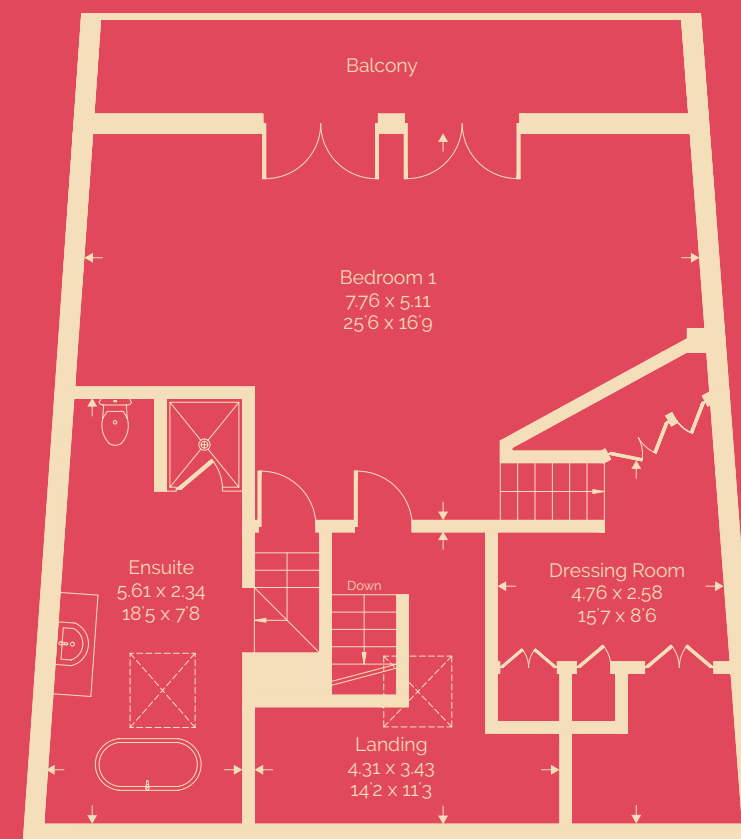




Ground Floor



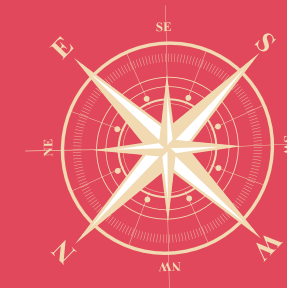
First Floor

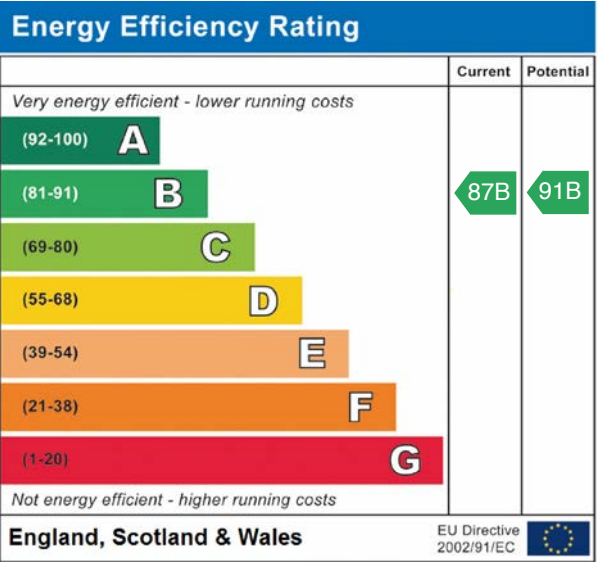


Second Floor

Approx. Gross Internal Floor Area
3083 sq. ft 286.4 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan obtained here measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code on Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan. Produced by Strattons and Partners.





View

Contact the agency by email or phone to register your details and arrange an appointment. If this property is not for you, we would like to stay in contact to help find a suitable alternative.

Negotiation

Must be conducted through the agency.

Offer

You will be required to produce ID and Proof of Address for all buyers and beneficial owners. You will also be required to provide details of funding.



Strattons and Partners, for themselves and the owners, give notice that the particulars are produced in good faith as a general guide. They should not be as a statement of fact or contract. All measurements and distances are approximate. No equipment, fittings or fixtures have been tested.

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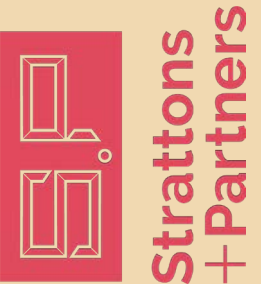
- Solicitor
- Mortgage Broker
- Letting Agent
- Removal Company

Strattons and Partners may receive fees for referral from third party companies that we introduce to sellers and buyers in the moving process.

Agent for this property

Alex Bowater – MBA

alex@strattonsandpartners.com



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01225 683 182

sales@strattonsandpartners.com