



Gables, Warminster Road, Bath, BA2 6RW

An exceptional four-bedroom detached family home constructed just seven years ago and offering over 2,000 sq. ft. of beautifully presented accommodation, arranged over three thoughtfully designed floors

Entrance hall | Open-plan kitchen/dining/living room | Sitting room | Utility room | Principal bedroom suite with separate dressing room and en suite bathroom | 3 further double bedrooms (2 en suite) | Family bathroom | Store | Plant room | Fully enclosed rear garden | Garden shed | Parking for 3/4 vehicles

Situation

Gables enjoys an exceptional position in Bathwick, one of Bath's most desirable residential locations. The city centre is just a picturesque 15-minute walk away through the historic Sydney Gardens and along the iconic Great Pulteney Street, with Bath Recreation Ground on the way. Within a short stroll are the prestigious Bath Spa Hotel and its leisure facilities, Sydney Gardens with its tennis courts and playground, and the Kennet & Avon Canal towpath and cycle route. Bath Boating Station, Bath Golf Club and the renowned Skyline Walk are all readily accessible on foot, offering an outstanding range of leisure and recreational opportunities from the doorstep.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, The Paragon, Monkton Combe, Bathwick St Mary's Primary School, Bathampton Primary and Widcombe Junior to name but a few. The highly regarded University of Bath is within a 10-minute drive and also provides a wide range of sports facilities used by many recent Olympians, including a 50m pool and athletics track. Bath Spa University is approximately 5 miles away.

Description

Gables combines contemporary styling with practical family living. This impressive residence has been finished to a high specification throughout and provides a wonderful sense of space, light and comfort. Offered to the market with no onward chain, the property presents a rare opportunity to acquire a modern home ready for immediate occupation.

A charming timber-canopied entrance leads into a spacious and welcoming entrance hall, where a useful understairs cupboard provides excellent everyday storage. From here, the home opens into the heart of the property - a magnificent open-plan kitchen, dining and living space designed for both family life and entertaining. Beautifully appointed, the kitchen features an extensive range of fitted base and wall units complemented by attractive quartz worktops and a substantial central island incorporating an integrated dishwasher and additional storage.







The kitchen is equipped with two built-in Neff electric ovens, a Neff induction hob with overhead extractor, pull-out larder storage, and space and plumbing for an American-style fridge freezer. The room is flooded with natural light thanks to a striking vaulted ceiling incorporating three large Velux roof windows, while an impressive full-width expanse of bi-folding doors opens directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Accessed through a pair of glazed timber doors, the separate sitting room offers a more intimate setting in which to relax. Enjoying a pleasant front aspect, the room is enhanced by plantation-style shutters and integrated ceiling speakers, creating an elegant and comfortable atmosphere. Continuing the quality theme established throughout the property, the utility room provides further storage and matching quartz worktops, along with dual-aspect windows and a door leading to the side of the house. A guest cloakroom completes the ground floor accommodation.

The first floor is equally impressive, offering three generous double bedrooms, each beautifully presented and benefiting from plantation shutters. Two of the bedrooms enjoy the luxury of their own en-suite shower rooms, making them ideal for family members or visiting guests. The remaining bedroom is served by a stylish family bathroom comprising a bath, a walk-in shower fitted with a Mira electric shower, WC and a vanity basin with storage beneath. A useful storeroom on this floor provides valuable additional storage space.

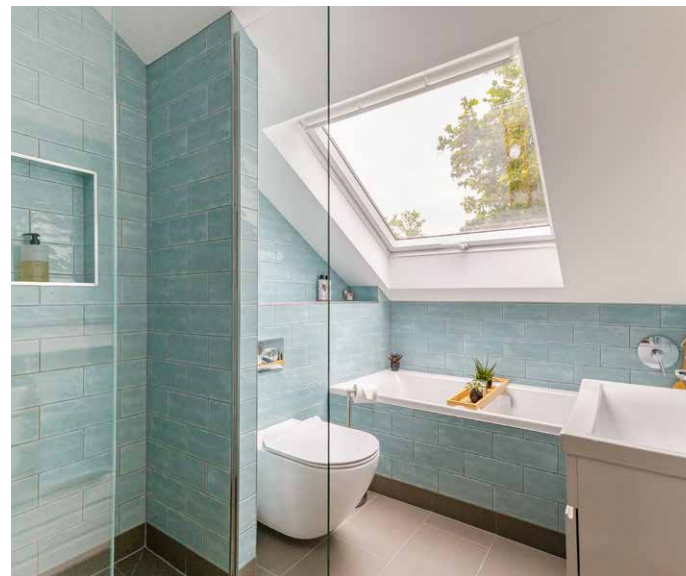
Occupying the entire top floor, the principal suite offers a private and luxurious retreat. The spacious bedroom is enhanced by a vaulted ceiling and four large Velux windows that flood the room with natural light throughout the day. An extensive range of fitted wardrobes and cupboards provides excellent storage, while additional eaves storage further enhances practicality. A separate dressing room and a well-appointed en-suite bathroom, which features a walk-in shower with Mira electric shower, WC and vanity basin with storage beneath.

Outside, the property enjoys a secluded and fully enclosed rear garden designed for ease of maintenance and year-round enjoyment. A generous terrace provides the perfect setting for outdoor dining and entertaining, while an area of level lawn is bordered by raised beds planted with a variety of established shrubs, flowers and ornamental planting, creating an attractive and private outdoor environment. To the side of the house is a good-sized plant room housing the wall-mounted Worcester boiler and pressurised hot water cylinder. This versatile space is also ideal for storing bicycles and outdoor equipment. A timber garden shed provides further storage, while to the front of the property a private driveway offers off-street parking for three to four vehicles.

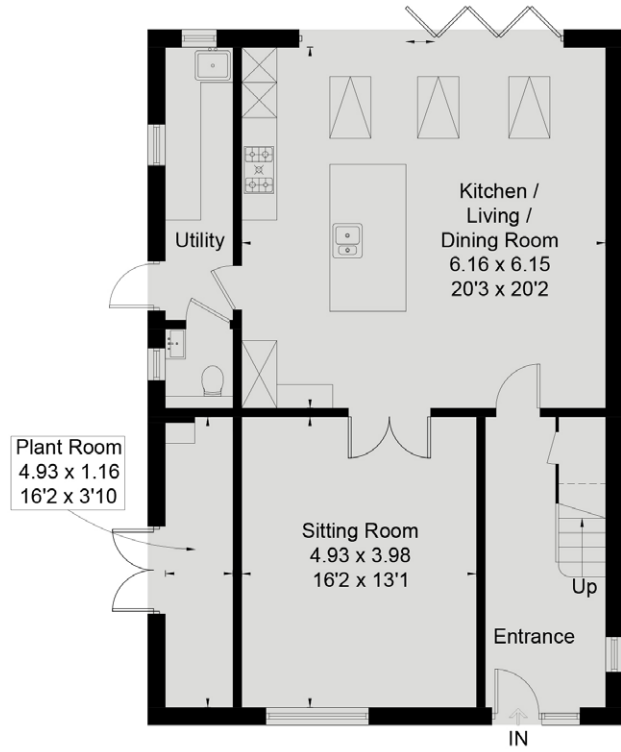
Throughout, Gables benefits from double glazing and underfloor heating, contributing to the home's excellent comfort and energy efficiency. Beautifully maintained and thoughtfully designed, this outstanding modern residence offers the perfect balance of stylish contemporary living and practical family accommodation, all within a home that is ready to be enjoyed from the moment of arrival.

General Information

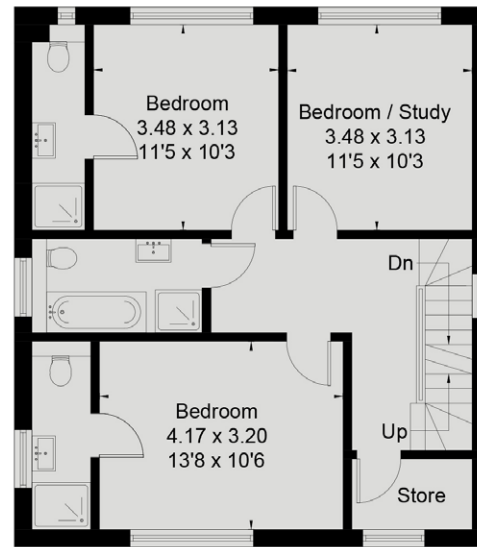
Bath & North East Somerset Council. Council Tax Band G. Freehold tenure. Mains services connected. Solar panels.



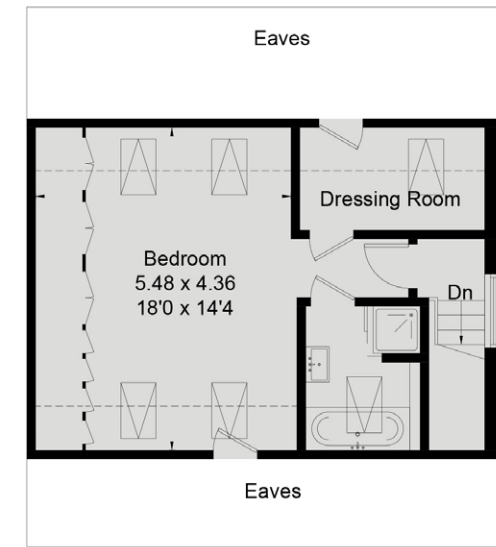
Approximate Floor Area = 191.8 sq m / 2064 sq ft (Excluding Eaves)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109682

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