



WentWorth
Estate Agents



Lansdown View Lansdown, Bath, BA1 9BT

- Four Bedroom Detached Family Home • Superb Living Room and Dining Room • Spacious Kitchen and Breakfast Room • Four Well-Proportioned Double Bedrooms • Master with En-Suite • Generous and Private Gardens • Gated Driveway • Garage with Power and Light • Well Located for Local Schools and Amenities

Price guide £900,000

Location

Nestled on the scenic northern fringe of the city, this exceptional property boasts a truly enviable position adjacent to the prestigious Lansdown Golf Club and the historic Bath Racecourse. Perfectly capturing the essence of aspirational living, the location masterfully balances rural tranquillity with sophisticated urban convenience. While the rolling hills of the Cotswolds National Landscape and idyllic countryside walks sit quite literally on your doorstep, the vibrant heart of Bath city centre is a mere two miles away.

As a designated UNESCO World Heritage City, Bath offers a rich tapestry of cultural and historic landmarks, from its famed Roman Baths and Georgian architecture to a thriving contemporary lifestyle. Residents can enjoy an array of boutique shopping, award-winning restaurants, artisan cafes, and acclaimed cultural venues, including the Theatre Royal.

For the commuter and adventurer alike, connectivity is seamless. The property benefits from effortless access to the M4 motorway corridor, placing Bristol and the wider South West within easy reach, while Bath Spa mainline station provides high-speed, direct rail links to London Paddington.

Families and leisure enthusiasts are equally well-served. The immediate area is a premier hub for sporting pursuits, offering world-class golf, cricket, horse racing, and top-flight rugby. Furthermore, the property is perfectly positioned to access a distinguished selection of highly regarded educational institutions, spanning exceptional state schools and elite private options, making this an unrivalled setting for a refined lifestyle.

Internal Description

Lansdown View is an exceptional modern detached home built in 2002, offering beautifully proportioned accommodation arranged over two floors. Presented in immaculate order throughout following a series of tasteful recent upgrades, this light-filled property effortlessly balances comfortable family living with superb entertaining spaces. Occupying a generous, secure plot of approximately 0.28 of an acre, the property represents a rare opportunity to acquire a premium home in a highly sought-after position on the northern fringes of Bath.

Stepping inside, you are greeted by a bright and remarkably spacious entrance hallway, finished with attractive tiled flooring and a useful, deep understairs storage cupboard. The principal sitting room is both warm and inviting, flooded with natural light from a large window and French doors that open directly onto the rear decking. A feature log burner adds a wonderful focal point and a cosy ambience, making this an ideal space for relaxing or hosting guests. Positioned adjacent to the living space is a dedicated dining area, perfectly sized for formal dinner parties. The kitchen breakfast room is of generous proportions and forms the true heart of the home. Bright and airy, it is fitted with quality solid wood wall and base units, complemented by premium quartz worktops and tiled flooring. Features include a double ceramic Belfast sink with a classic gooseneck mixer tap and an integrated food waste disposer, alongside a Smeg range cooker, integrated appliances, and a practical utility area. With plenty of space left for a family breakfast table and chairs, a charming stable door offers a traditional, pretty view and access out to the rear garden. Completing the ground floor is a guest cloakroom and direct internal access to the garage, which features power, lighting, and an electric door.

The first floor is arranged around a central landing leading to four genuine double bedrooms and the main family bathroom. The

principal bedroom suite is a particular highlight, featuring a striking picture window that overlooks the rear garden and floods the room with light. A full wall of built-in wardrobes provides extensive storage, while the newly fitted en-suite shower room is both spacious and sleekly finished. Bedroom two is another excellent double, enjoying a bright dual aspect with a window to the front and two Velux windows to the rear, alongside built-in cupboards. Bedrooms three and four are also good-sized doubles, offering plenty of space for a growing family. Serving these bedrooms is a newly installed, contemporary family bathroom finished to an exacting standard.

External Description

The property is approached via a secure, sliding electric gate that opens onto a private driveway with parking for several vehicles, alongside the single integral garage. For those looking for additional reception space, the garage offers clear potential for conversion, subject to the necessary planning consents.

The gardens and grounds are a standout feature of Lansdown View, extending in all to approximately 0.28 of an acre. The rear garden is predominantly laid to a large, level lawn, making it incredibly safe and usable for children and pets. Spanning the back of the house is a fantastic decked terrace, ideal for outdoor dining, which features a covered hot tub area for year-round use. Positioned within the garden is a substantial wooden outbuilding. Fully equipped with air conditioning, power, and light, this highly versatile space is perfectly suited for use as a high-specification home office, gym, or creative studio.

Additional Information

Tenure - Freehold
Council Tax Band - G
EPC Rating - E

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

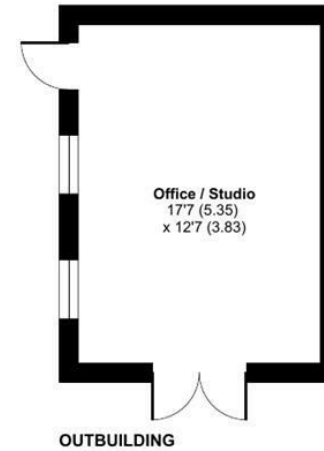
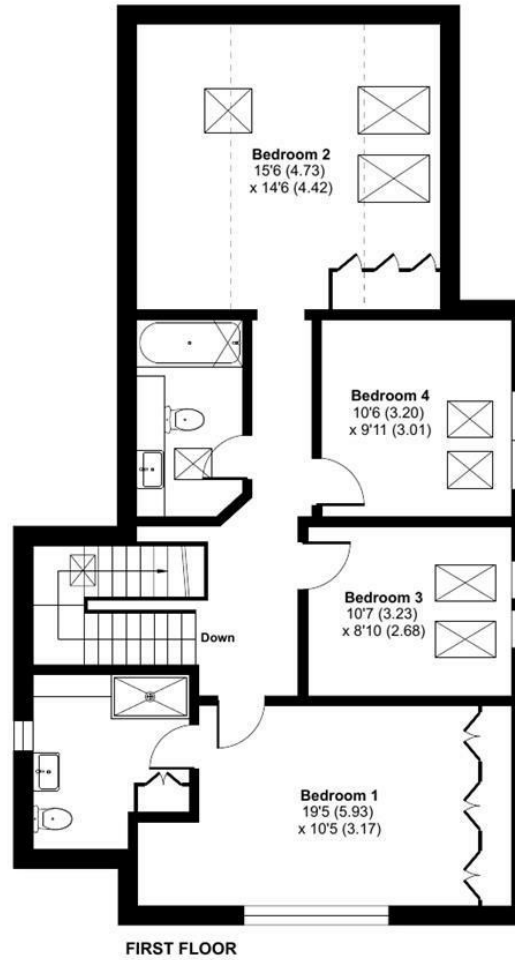
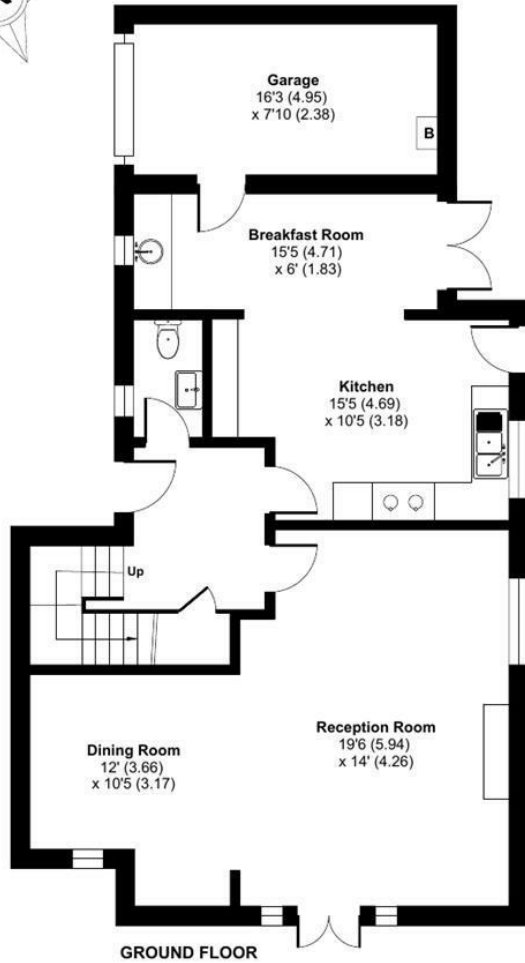
Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Lansdown View, Lansdown, Bath, BA1

Approximate Area = 1567 sq ft / 145.5 sq m
 Limited Use Area(s) = 132 sq ft / 12.2 sq m
 Garage = 123 sq ft / 11.4 sq m
 Outbuilding = 221 sq ft / 20.5 sq m
 Total = 2043 sq ft / 189.6 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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