



Huddox Hill, Peasedown St John, Bath, BA2 8DY

Offers Over £500,000

An impressive detached home offering exceptionally versatile accommodation extending to approximately 1,474 sq ft (136.8 sq m), occupying a desirable position within the popular village of Peasedown St John.

Thoughtfully arranged over two floors, the property provides generous and adaptable living space ideally suited to modern family life. The ground floor comprises a well-proportioned sitting room, separate dining room, fitted kitchen, utility room and a bright sun room overlooking the rear aspect. A substantial ground-floor bedroom offers excellent flexibility and could equally serve as a guest suite, home office or additional reception room. A cloakroom/WC completes the ground-floor accommodation.

To the first floor are four further bedrooms, including a particularly spacious principal bedroom, together with a family bathroom and separate shower room, providing practical and well-balanced accommodation for larger families.

The layout offers an excellent balance between living and sleeping accommodation, with multiple reception areas creating versatile spaces for both everyday family living and entertaining. The inclusion of a utility room and two bath/shower facilities further enhances the property's practicality.

Offering substantial accommodation in a highly regarded private road, this attractive home is well placed for local amenities, schooling and convenient access to Bath, making it an excellent choice for families seeking space, flexibility and a well-connected location.

- **Five Bed Detached With Additional Downstairs Room Downstairs**
- **Low Maintenance Garden**
- **Private Road**
- **Newly Added Sun Room**
- **Energy Rating - C**
- **Tenure - Freehold**
- **Well Presented Throughout**
- **Ample Driveway Parking**
- **Council Tax - E**

Kitchen 10'8" x 8'4" (3.26 x 2.55)

Lounge 14'8" x 10'6" (4.48 x 3.22)

Dining Room 10'7" x 8'5" (3.25 x 2.58)

Sun Room 10'11" x 10'2" (3.34 x 3.12)

WC

Utility 8'7" x 8'6" (2.62 x 2.60)

Bedroom Three 16'3" x 8'5" (4.96 x 2.57)

Bedroom One 12'4" x 11'5" (3.78 x 3.49)

En-Suite

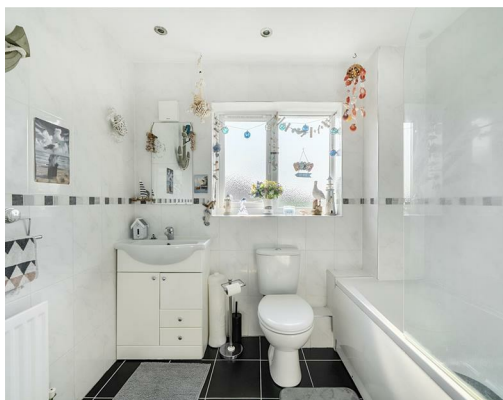
Bedroom Two 17'8" x 8'6" (5.40 x 2.60)

Bedroom Four 11'3" x 9'6" (3.45 x 2.90)

Bedroom Five 16'3" x 8'5" (4.96 x 2.57)

Bathroom

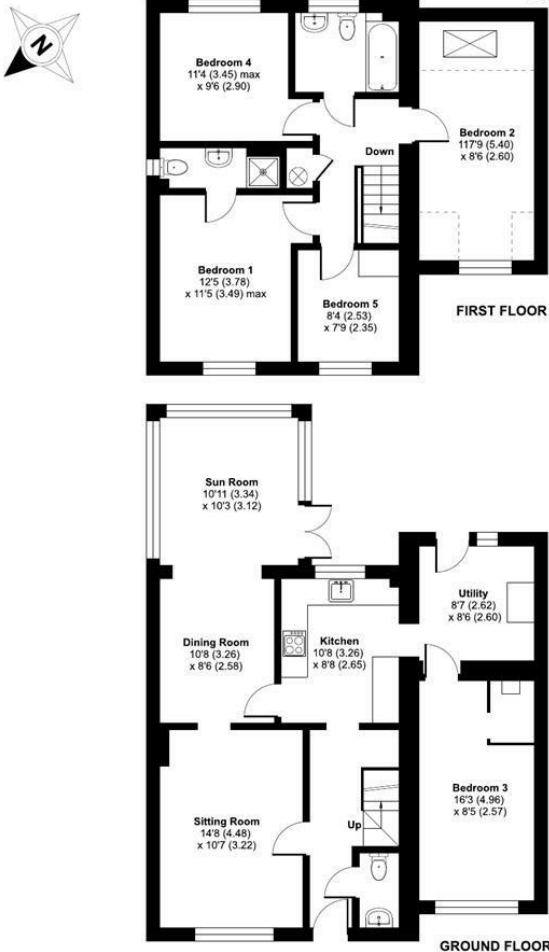




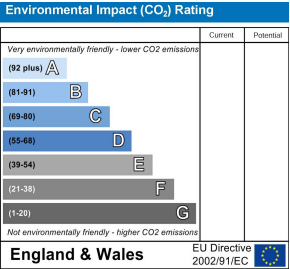
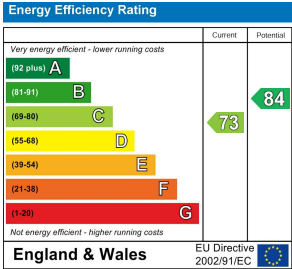
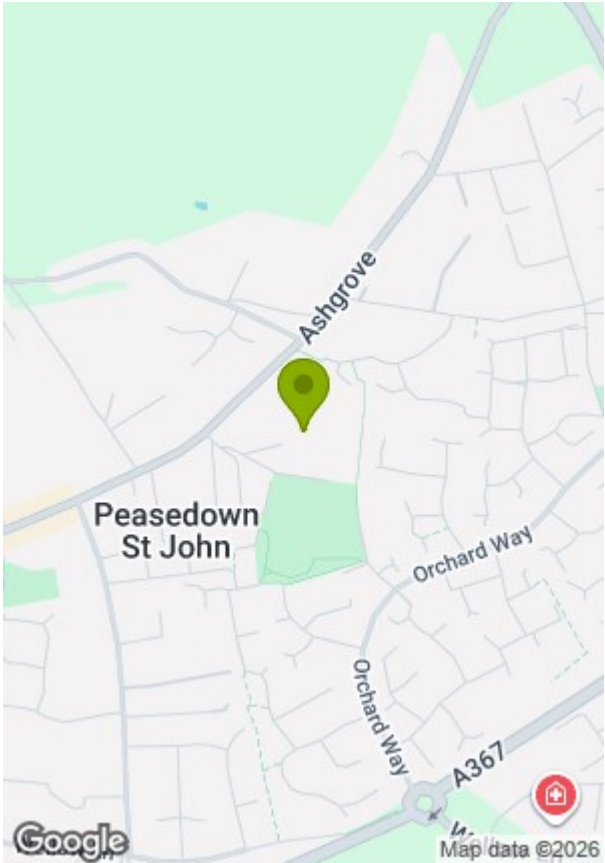
Sunnyview, Huddox Hill, Peasedown St. John, Bath, BA2

Approximate Area = 1416 sq ft / 131.5 sq m
Limited Use Area(s) = 58 sq ft / 5.3 sq m
Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barons Property Centre. REF: 1496013.



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