

NASH & CO

Newbridge Hill

Lower Weston | Bath



NASH & CO

Claverton Lodge, 22 Newbridge Hill, Bath, BA1 3PU

Guide Price £1,200,000







- Impressive Victorian villa dating back to 1885
- Over 2,600 sq. ft. of accommodation across three floors
- Six bedrooms
- Two reception rooms, including a bay-fronted living room
- Characterful dining room with an impressive marble fireplace
- Large, level rear garden with patio and established borders
- Generous driveway parking and detached garage
- Excellent potential to modernise and extend (subject to consents)
- Sought-after Newbridge Hill location, close to Chelsea Road shops
- Within walking distance of Bath city centre, Royal Victoria Park and local transport links







Summary

Claverton Lodge is an impressive and substantial Victorian villa, dating back to 1885, occupying a desirable position on Newbridge Hill and brought to the market with no onward chain. Providing over 2,600 sq. ft. of accommodation across three floors, this handsome period property offers an exceptional opportunity to create a wonderful family home, combining generous proportions, attractive period features and scope for modernisation. The accommodation is both spacious and versatile. The ground floor features a welcoming entrance hall, an elegant bay-fronted living room and a separate dining room, complete with an impressive marble fireplace. To the rear, the kitchen/breakfast room is a practical and sociable space for everyday family living. The first floor comprises two generous double bedrooms, a further single bedroom, a family bathroom and two separate WCs. The second floor provides two additional double bedrooms and a further single bedroom, bringing the total to six bedrooms giving flexibility for larger families, home working or guest accommodation. Externally, the property benefits from a driveway providing off-road parking for several vehicles, together with a detached garage accessed via the side driveway. The large, level rear garden is predominantly laid to lawn, complemented by established planting borders. There is potential to extend the property to the side and/or rear, subject to the necessary planning permission. An excellent opportunity to acquire a substantial Victorian home in a sought-after Bath location, with generous living space, character and enormous potential to create a truly special family residence.

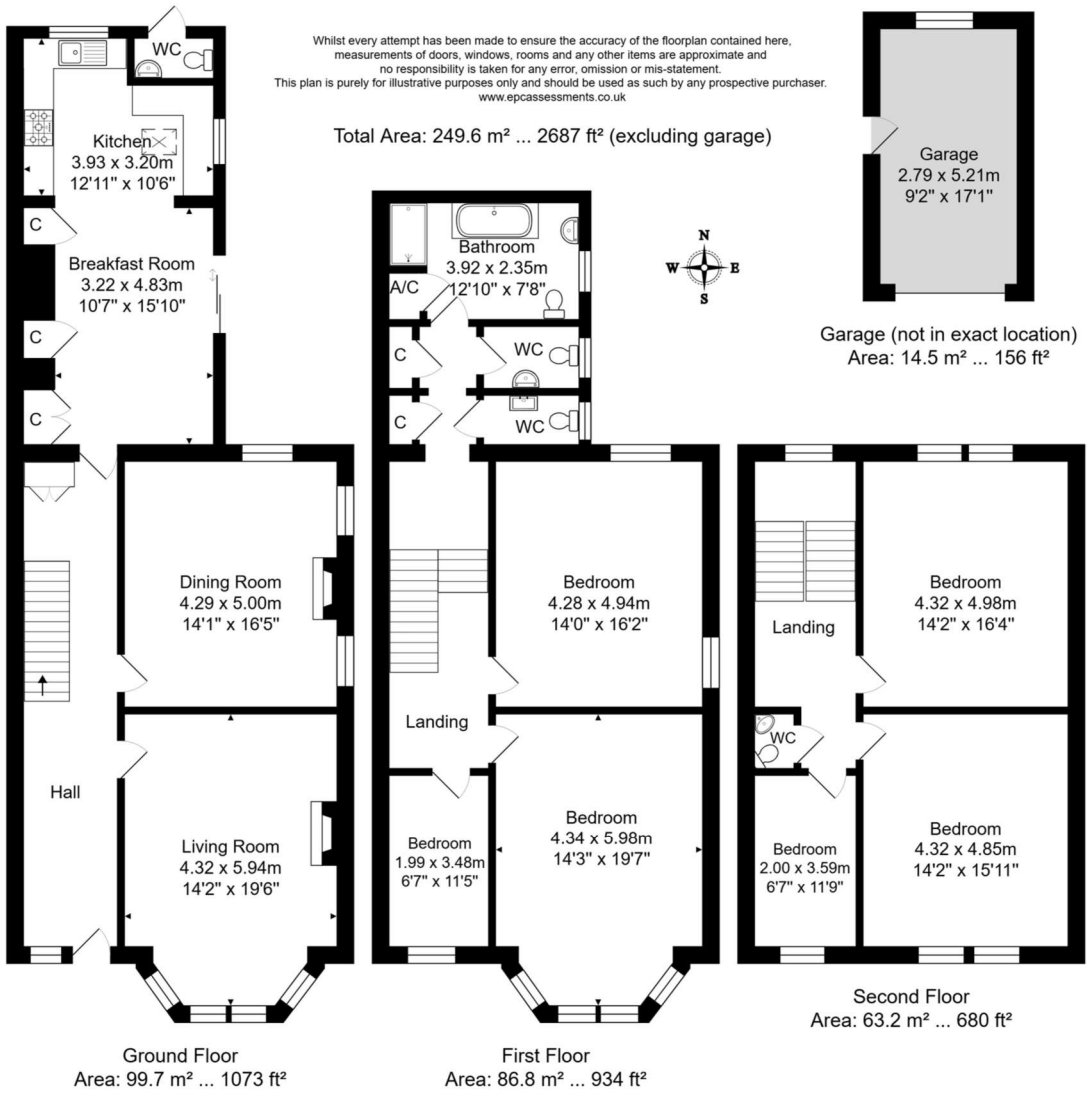
Location

Newbridge Hill is a highly regarded residential location, ideally positioned to enjoy a balance of local convenience, green spaces and access to Bath city centre. A short distance away, Chelsea Road is home to an appealing range of independent shops and everyday amenities, including a bakery, delicatessen, convenience store, Post Office and cafés. Further shopping facilities, including Marks & Spencer Foodhall and Lidl, are also conveniently located on Lower Bristol Road. A local pharmacy and doctors' surgery can be found on Newbridge Hill itself, while the Royal United Hospital is easily accessible at Combe Park. The area is well served by a selection of schools, including Newbridge Primary School, St Mary's Catholic Primary School and Oldfield Academy. The highly regarded independent schools, Kingswood and Royal High, are also within a short drive. Royal Victoria Park, with its extensive parkland, botanical gardens and recreational facilities, is approximately a 15-minute walk away. The nearby River Avon towpath provides an attractive walking and cycling route into Bath city centre and westwards towards Bristol, while the renowned Cotswold Way can be accessed from nearby Penn Hill Road. Bath's historic city centre is within comfortable walking distance, offering an outstanding selection of restaurants, cafés, independent retailers and cultural attractions. Oldfield Park railway station is approximately a 20-minute walk away, providing rail connections to Bristol and beyond. The property also benefits from convenient road links via Newbridge Road to the A4 towards Bristol, with access to the M4 at Junction 18 available via Lansdown Lane.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

Total Area: 249.6 m² ... 2687 ft² (excluding garage)



Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band F

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