



- A substantial detached family home occupying a large level plot
- Lounge to front with double doors opening into feature kitchen dining room
- Home office and or playroom, conservatory, utility room, cloakroom
- Five decent sized bedrooms, large ensuite and family bathroom
- Private drive for several cars leading to a double garage with EV charger
- Good size and private west facing garden backing onto Beacon Field Park



"A substantial detached family home which occupies a large level plot backing a park, separate home office, a sizeable, sunny west facing garden and double garage".

The accommodation arranged over two floors comprises entrance hallway and w.c., lounge with double doors opening into a feature kitchen dining room with an extensive range of fitted units, water softener and overlooking the rear garden. Separate utility room with door to garden. Conservatory with a private aspect and double doors onto garden. Study and or playroom with a handy built in storage cupboard. On the first floor are five bedrooms, the main bedroom enjoys fitted wardrobes and a large ensuite, further on this floor is a family bathroom with shower over bath. Due to its size the bedroom located above the garage offers many different uses. Gas central heating and double glazing.

Outside to front is an extensive brick paved drive providing parking for several cars with EV charger. To the rear is an expansive patio and lawned garden appreciating a private and sunny westerly aspect. From the garden there are double doors into the rear of the double garage which has a remotely powered roller shutter door and metal steps leading to a loft store, all with power and lighting.

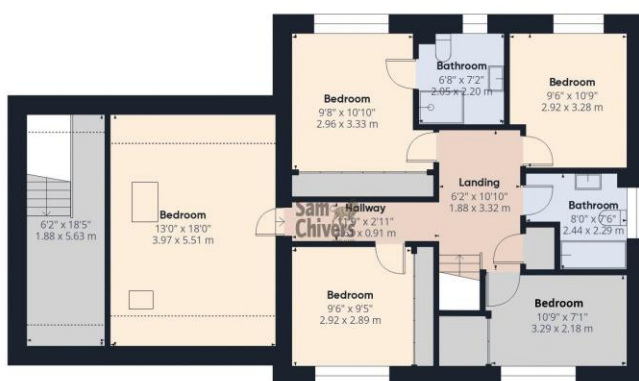
This property will tick many boxes for the discerning property buyer and is located just 8 miles from the city centre of Bath which boasts a mainline train link.

Tenure: Freehold. **Council Tax Band:** E.





Floor 0



Floor 1

Approximate total area⁽¹⁾

"including garage space"

2258 ft²

209.5 m²

Reduced headroom

92 ft²

8.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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