



BLOOMFIELD AVENUE

Bath, BA2



A BEAUTIFULLY PRESENTED FIVE-BEDROOM VICTORIAN FAMILY HOME

With driveway parking, extensive cellar storage and an outlook onto allotments and woodland, this elegant home is situated in the heart of Bear Flat, one of Bath's most sought-after residential locations.

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Services: We are advised that the property is connected to mains gas, electricity, water and drainage.
Local Authority: Bath and North East Somerset
Council Tax: F
what3words: ///once.wire.front
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Bloomfield Avenue is a quiet, tree-lined road in the popular Bear Flat area on the south side of Bath. Excellent local amenities include a gift shop, café, florist, delicatessen, gourmet restaurant, chemist and supermarket, while the city centre, SouthGate shopping centre and Bath Spa railway station are within a mile and can be reached via a pleasant downhill walk. A regular bus service runs from Bear Flat and a number of highly regarded schools are easily accessible, including Widcombe, Moorlands and St John's infant and junior schools, together with Beechen Cliff and Hayesfield secondary schools. Beautiful Alexandra Park, with its outstanding panoramic views across Bath, is also nearby.





THE HOUSE

Number 17 Bloomfield Avenue is a beautifully presented Victorian semi-detached family home that combines period character with practical modern living. The attractive red-brick and Bath stone façade creates an impressive first impression, while high ceilings, original features and generous proportions are evident throughout. A welcoming vestibule opens into a spacious hallway with Karndean flooring, leading to an elegant bay-fronted sitting room with fireplace and ornate ceiling rose. Solid oak flooring features in both the sitting room and dining room. The dining room is a wonderfully proportioned space for entertaining, while a breakfast room, cloakroom and well-appointed kitchen complete the ground floor.

Arranged over two upper floors, the house offers five well-proportioned bedrooms, a family bathroom and a separate shower room. Several bedrooms retain original fireplaces and period detailing, while large windows provide excellent natural light throughout. Extensive cellar storage adds valuable practicality, and the property has been meticulously maintained by the current owners. Ready to move into and enjoy, this handsome family home also benefits from driveway parking and a delightful outlook towards the Bloomfield Road allotments and woodland beyond.





OUTSIDE

To the front of the property is a gravel driveway, with iron gates providing access to the side of the house. A raised flower bed and paved stepping stones lead to the front entrance. The rear garden features deep, well-stocked borders with mature planting along the boundary wall, while a large paved terrace wraps around the rear of the house, adjoining both the breakfast room and kitchen.

To the rear of the garden are the Bloomfield Road allotments and adjoining community woodland, creating a wonderfully open and green backdrop that is rarely found so close to Bath city centre. The outlook gives the garden a unique sense of space and privacy while remaining firmly connected to the local community.



Bloomfield Avenue

Bath, Somerset

Gross Internal Area (Approx.)
247 sq m / 2,659 sq ft



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