
WentWorth
Estate Agents



28 Woodland Grove, Bath, BA2 7AT

■ Four bedroom detached faimly home ■ Garage and driveway parking ■ Requiring updating ■ Generous gardens ■ Highly desirable location ■ Close to local amenities and schools ■ Offered for sale with No Onward Chain

Price guide £850,000

Location
Claverton Down is a highly sought-after residential location on Bath's leafy southern slopes, positioned beautifully on the edge of the Bath Skyline walk and within easy access of Bath city centre.
There are excellent local amenities on the doorstep in Combe Down village along with wonderful facilities at Bath University, Combe Grove Manor Country Club and Hotel and many good schools including; Ralph Allen, Prior Park College, Monkton Combe, Combe Down Infants School and King Edwards Schools on nearby North Road. Widcombe Infant and Junior Schools are also within the catchment area.
Close by are the amenities at Bathwick Hill to include; Tesco Metro Store, Dexter's Café and Myrtle Mee Florist.
The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.
Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

Internal Description
Upon entering the property you are greeted with an entrance porch with storage for coats and shoes. A glazed door then takes you into a bright and spacious hallway which has plenty of under stair storage and the stairs leading up to the first floor. The kitchen is to the left of the hallway and has a picture window to the front, allowing for plenty of natural light. Offering plenty of storage space and a handy breakfast bar, the kitchen also leads into a useful utility room, which then has access to the garage. . The well-proportioned living room offers plenty of space and has a feature stone fireplace as well as patio doors leading out into the garden. A separate dining room offers flexibility for a home office, playroom or crafting room. There is also a guest cloakroom on the ground floor.
Taking the stairs to the first floor you will find a spacious landing which has an airing cupboard and an additional large storage cupboard. There are three generous double bedrooms, two having built-in wardrobes, and a single bedroom, again having a built in wardrobe, which offer comfortable accommodation for growing families. The bathroom comprises of a four piece suite.

External Description
To the front of the property you will find a walled driveway, flanked by mature hedging and shrubs, leading to the garage and carport. An access gate to the side takes you into a small side patio which is ideal for bin storage and then opens up to a sunny patio which is a perfect space for entertaining or relaxing. The rear garden is both generous and mature and is screened by fencing, trees and shrubbery, making it a private and secure space to enjoy. An additional part of the garden is a hidden area which is perfect for growing vegetables, fruit and herbs.

Additional Information
Tenure - Freehold
Council Tax Band - F
Local Authority - BANES
EPC - C

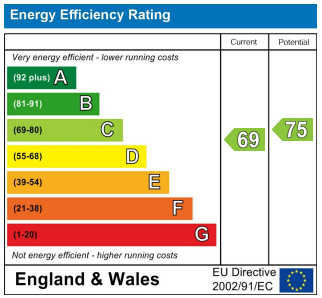
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

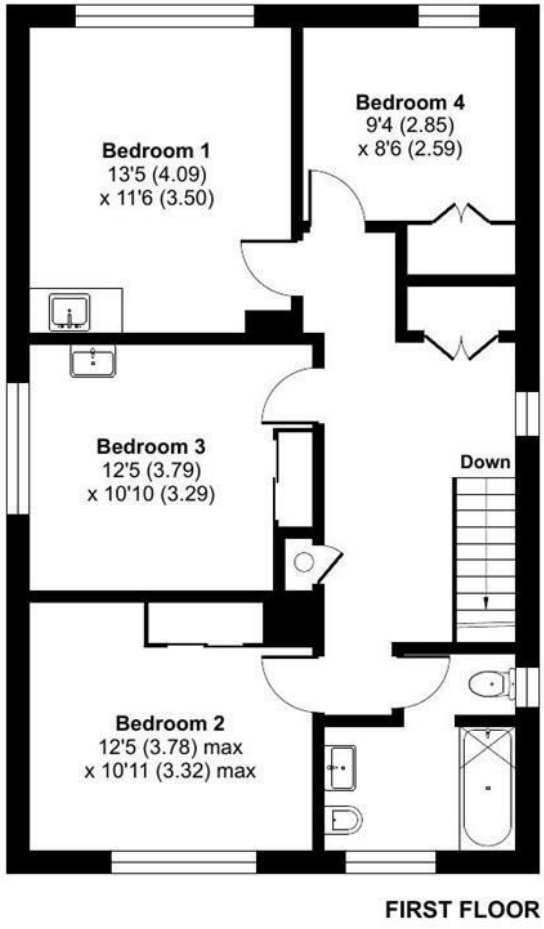
Agents Note
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for 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.

Woodland Grove, Bath, BA2

Approximate Area = 1569 sq ft / 145.7 sq m (excludes carport)
Garage = 185 sq ft / 17.1 sq m
Total = 1754 sq ft / 162.8 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1526026

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