



WentWorth  
Estate Agents



# 11 Brookside Close, Bath., BA1 7HW

- Peaceful private no-through road in the sought-after hamlet of Northend
- Conveniently positioned on the north-eastern outskirts of Bath
- Excellent access to open countryside, local amenities and the M4
- Extensively renovated three-bedroom semi-detached chalet bungalow
- Deceptively spacious and beautifully presented accommodation
- Superb dual-aspect sitting room with wood-burning stove
- Generous L-shaped kitchen and dining room opening onto the garden
- Characterful first-floor principal bedroom suite
- Beautifully landscaped rear garden with summerhouse
- Driveway parking and single garage

## Price guide £550,000

### Location

Northend is a peaceful hamlet immediately to the north of Batheaston, surrounded by attractive countryside while remaining within convenient reach of Bath. Batheaston provides a well-regarded primary school, local shops, a GP surgery, pharmacy, dentist, veterinary practice, hairdressers and the popular Gather Café. The surrounding countryside offers an excellent network of walking routes, including nearby Solsbury Hill, while Bath city centre is readily accessible by both road and public transport.

### Internal Description

This attractive three-bedroom semi-detached chalet bungalow has been comprehensively renovated and improved during the current owners’ tenure, resulting in a particularly well-finished and comfortable home that is ready to be enjoyed. Considerable thought has been given to both the quality of the interior and the way in which the accommodation relates to the garden, creating a property that feels cohesive, characterful and notably more spacious than its frontage might suggest.

The accommodation is arranged over two floors and offers a pleasing balance between living and bedroom space. Oak flooring, natural limestone, solid timber work surfaces and carefully chosen fittings provide warmth and consistency throughout, while the wood-burning stove forms an attractive focal point within the dual-aspect sitting room. The generous L-shaped kitchen and dining room is one of the property’s principal strengths. Well suited to both everyday family life and entertaining, it provides clearly defined areas for cooking, dining and informal seating, with glazed doors opening onto the rear terrace and creating an appealing connection with the garden. The kitchen itself has a traditional yet relaxed feel, with extensive storage, solid timber surfaces and space for a range-style cooker and American-style fridge freezer.

Two comfortable double bedrooms are situated on the ground floor and are served by a spacious family bathroom. Finished with limestone flooring, underfloor heating and a twin shower arrangement over the bath, the room reflects the same attention to detail found elsewhere in the property.

To the first floor you will find a most impressive double bedroom with a freestanding pebble bath, from which to enjoy the views, an en-suite cloakroom and plenty of eves storage. This superb addition to the property is ideal for multi generational living as it offers space for occasional furniture.

### External Information

The established frontage incorporates attractive espalier fruit trees, with a generous driveway providing

ample off-road parking and access to the garage. To the rear, the beautifully landscaped garden is undoubtedly one of the highlights of the property. Sunny, mature and exceptionally well maintained, it has been thoughtfully arranged with paved terraces, established borders and an impressive variety of planting providing colour and interest throughout the seasons. A charming summerhouse forms an attractive focal point and offers additional space for relaxation, hobbies or occasional home working.

### Additional Information

Tenure - Freehold  
Council Tax Band - D  
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

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer’s conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

# Brookside Close, Batheaston, Bath, BA1

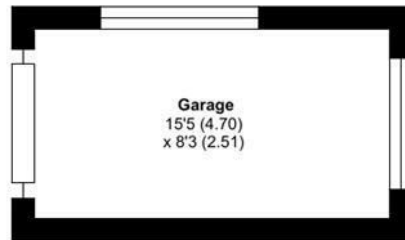
Approximate Area = 1315 sq ft / 122.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

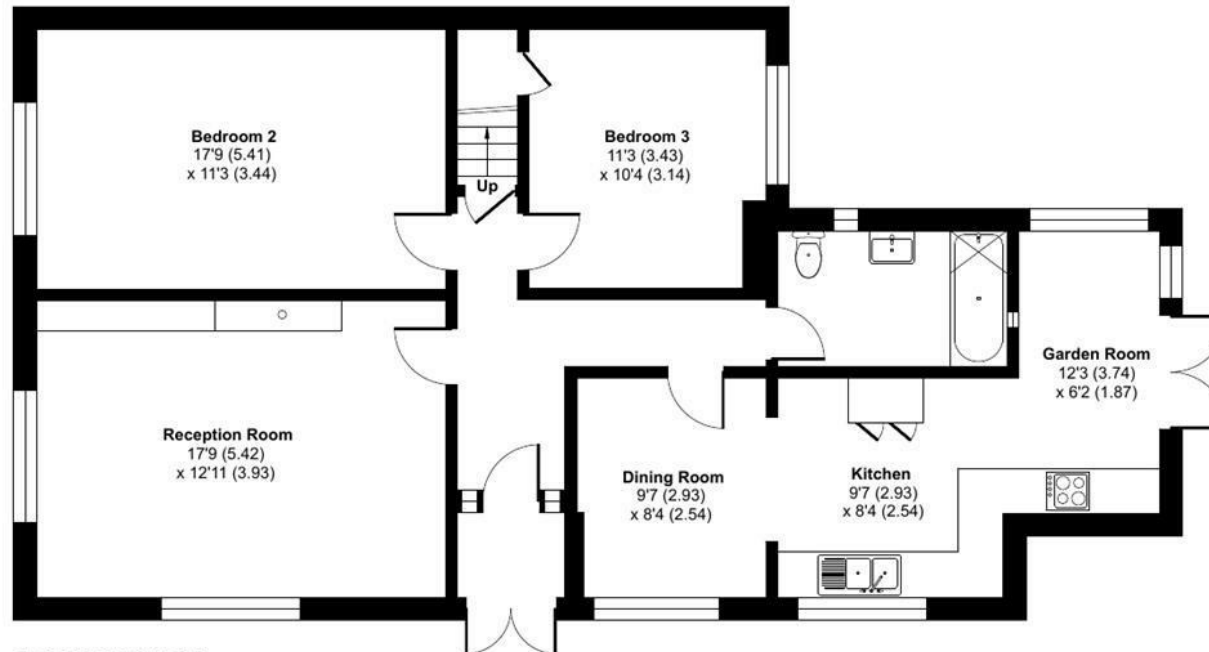
Garage = 127 sq ft / 11.7 sq m

Total = 1516 sq ft / 140.6 sq m

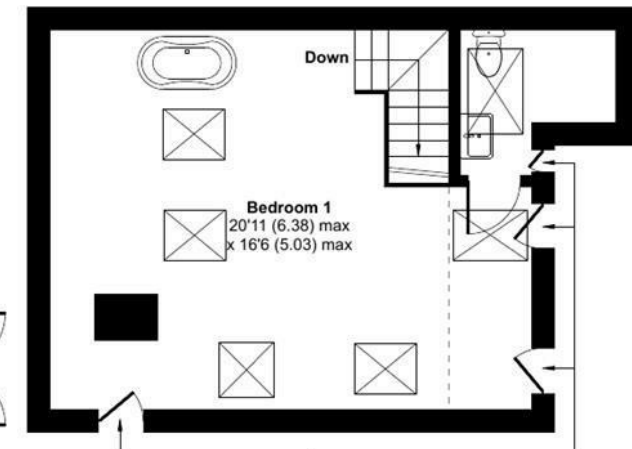
For identification only - Not to scale



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

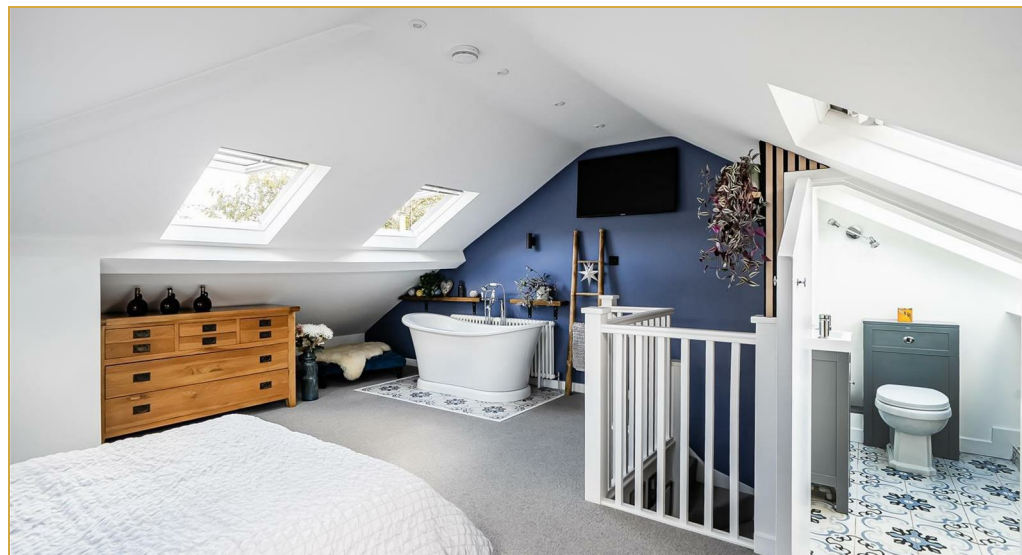


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1497888.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         | 100                     |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





## Wentworth Estate Agents

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