

whiteley helyar



2,700 ft²



4 double
bedrooms



two bathrooms
& W.C



resident's
permit
parking

Guide Price £1,100,000

4 Hanover Street, Bath. BA1 6PP

A stunning example of a four double bedroom Georgian townhouse, beautifully presented and packed with exquisite period features, located less than a mile from the city centre. Over five storeys, the wonderfully proportioned rooms offer flexible accommodation, including a very spacious dining kitchen with a cozy snug alongside, with a south-westerly facing garden completing what is a fantastic family home.

ACCOMMODATION

Entrance hall
Sitting room with fireplace and bespoke shuttered windows
Dining room/bedroom
Kitchen/dining room with Aga and access to vaulted storage
Snug with open fireplace
19" formal drawing room/bedroom
Three additional double bedrooms
Two bathrooms, both with roll-top baths

EXTERNALLY

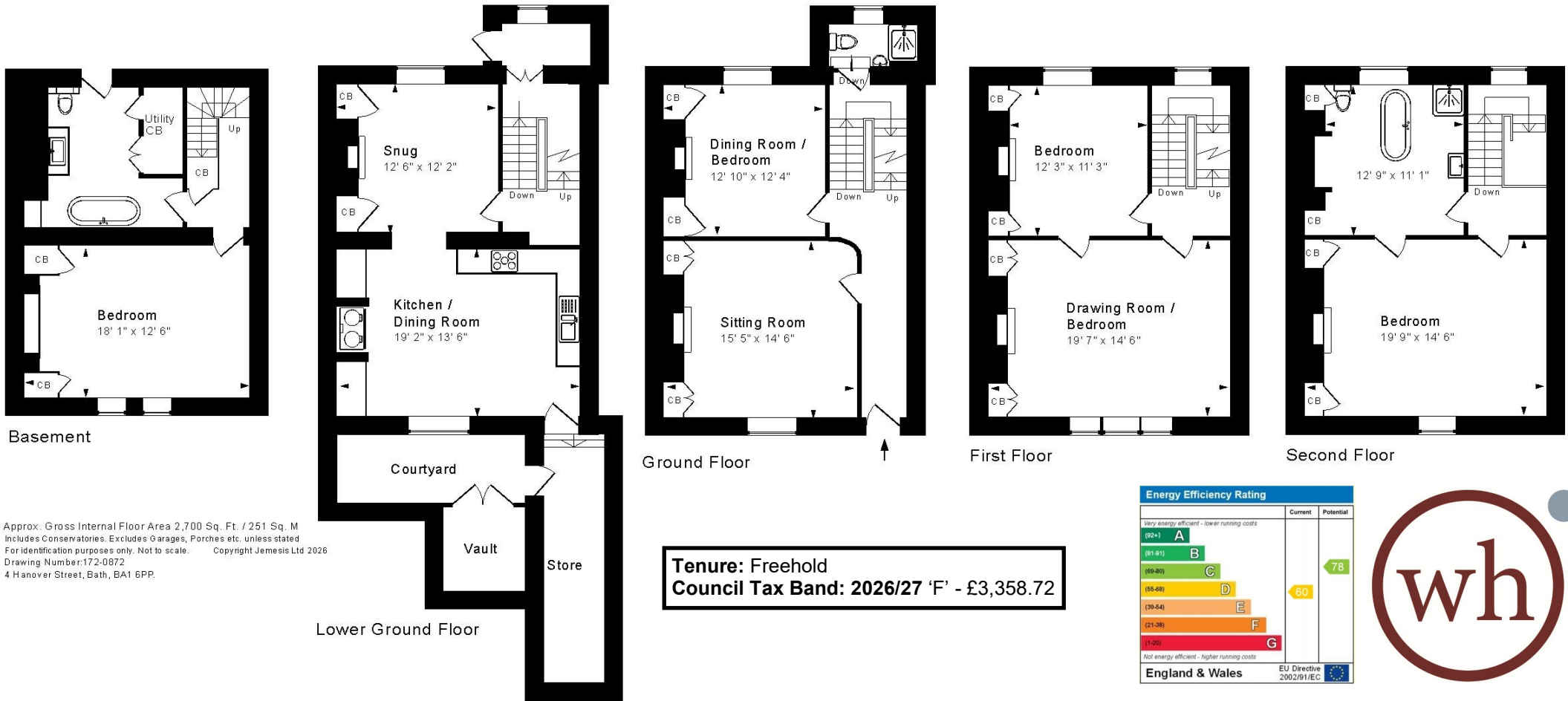
The attractive city garden is predominantly laid to patio, flanked by planted borders, creating a wonderful social space to enjoy those sunny afternoons. A mature wisteria provides some vibrant shade adjacent to the house, whilst a gravelled area at the far end of the garden is the perfect spot to set up the barbeque along with further seating.

LOCATION

The house occupies a very convenient and popular location, being on the edge of Larkhall (with its thriving 'village' community and range of shops and amenities, including a super-market, schools, deli, butcher, chemist, doctors and dental surgeries, independent theatre, pubs, café, take-aways, general store and post office) and yet within a mile of the very centre of Bath. Lovely walks are on hand in the meadows over the road, with easy access onto the River Avon and Kennet and Avon towpath, and the location is well served by a frequent bus service and provides swift access to the M4 without having to cross the city.







Approx. Gross Internal Floor Area 2,700 Sq. Ft. / 251 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number: 172-0872
 4 Hanover Street, Bath, BA1 6PP.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

