



Hérons, High Street, Bathford, Bath, BA1 7TH



An exciting architect designed home and gardens in Bathford offering over 3,000 square feet of contemporary versatile accommodation with exceptional views, all set within a 2/3 acre plot backing onto woodland

| Entrance hall | Living room | Kitchen/dining room | Utility room | Wet room | 2 double bedrooms | Shower room | Bedroom 3/study | Mezzanine playroom | Family bathroom | Snug/tv room | Kitchenette | Principal bedroom | Bedroom 5/home office | Boot room | Boiler room | Garage | Ample parking | South-facing gardens |

Situation

Hérons is set in the sought-after and picturesque village of Bathford, which lies approximately 3.5 miles to the east of the World Heritage city of Bath and 10 miles south-west of Chippenham. The village offers an excellent range of amenities including a community shop and café, pub, village hall and church. Sports clubs include football, rugby and cricket, and there are also two nearby golf clubs, Cumberwell Park and Kingsdown. The local primary school is Ofsted rated “outstanding” and there are also other highly-regarded schools in both the public and private sectors available locally including Kingswood, King Edward’s, The Royal High and Stonar. There are many lovely walks to be enjoyed from the doorstep including Brown’s Folly Nature Reserve which has a wide variety of wildlife and flower-rich areas, ideal for walking the dog or a family picnic.

Communication links are excellent with regular bus services into Bath City Centre and easy access to both Bath and Chippenham mainline stations providing direct access to London Paddington (journey times from approx. 70 minutes). There is also good access to both Junctions 17 and 18 of the M4.

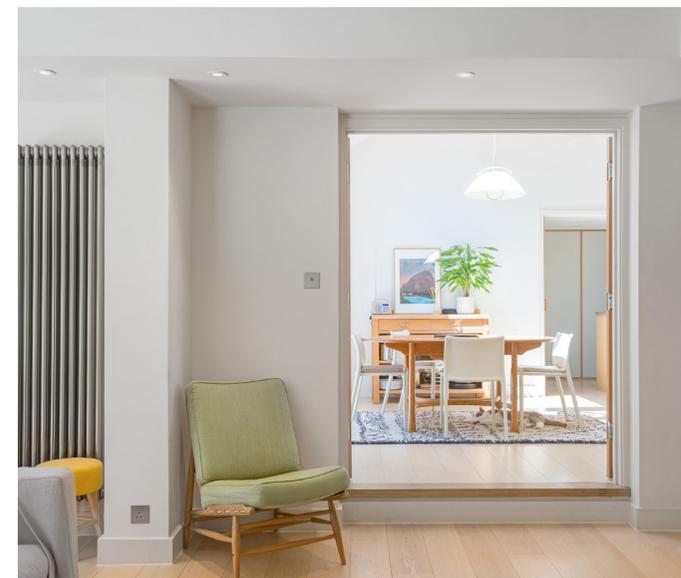
Description

Hérons is an outstanding and beautifully presented detached home, thoughtfully extended over the years to offer remarkably versatile accommodation - ideal for modern family living and with potential to create a self-contained annexe, if desired.

Entering through a spacious hallway, the home immediately impresses with a dedicated study area positioned in front of a striking picture window, perfectly framing sweeping views towards the iconic Solsbury Hill.

At the heart of the home is a stunning bespoke hand-built kitchen/dining room. This light-filled space features a dramatic vaulted ceiling and expansive front-aspect views. The kitchen is fitted with an extensive range of Birch plywood cabinetry, a large island with waterfall worktop, Smeg 5-ring gas hob with Elica extraction, twin integrated Neff ovens, Quooker boiling water tap, waste disposal plumbing and space for an American-style fridge freezer.

Glazed double doors lead to the main living room, while French doors provide access to the garden. The living room offers generous proportions, a cosy log burner, and a triple-aspect outlook through large Velfac windows and sliding doors - bringing the outside in and filling the space with natural light.





The utility room is well-equipped with base and wall units, dedicated laundry space, a larder cupboard, and front aspect.

A stylish wet room with stone floor, walk-in shower, basin with storage, and WC offers direct access to the rear garden.

Upstairs, a charming dual-aspect room serves perfectly as a bedroom or home office.

On the ground floor, two double bedrooms, one with integrated wardrobes and one offering direct garden access.

A contemporary family shower room features a vaulted, beamed ceiling, walk-in shower, basin with storage, and WC.

An additional bedroom/study includes a timber ladder to a mezzanine playroom, adding to the home's flexibility.

A well-appointed family bathroom includes a bath with shower over, WC, bidet, vanity unit, and integrated storage with lighting.

A kitchenette with modern cabinetry, integrated AEG microwave, induction hob, and oven offers independent facilities - ideal for annexe use.

Adjacent is a cosy snug/TV space with log burner and stairs leading up to the principal bedroom. The principal bedroom is a true retreat, offering breathtaking elevated views over Bathford and Solsbury Hill.

Additional practical spaces include a boot room with internal access to the garage, a large boiler room housing a Worcester CH boiler, pressurised hot water cylinder, water softener, and extra storage.

Outside

Hérons is accessed via a private driveway off Bathford High Street, leading to a garage with up-and-over door, power, and lighting. Ample off-street parking is available for 3-4 vehicles.

The beautifully maintained grounds extend to approximately $\frac{2}{3}$ of an acre and are a particular highlight of the property. South-facing and offering excellent privacy, the gardens feature extensive lawns, decking, terracing, mature beds and borders, and dense hedging - creating an ideal setting for outdoor entertaining or peaceful relaxation next to natural woodland.

General Information

Bath & North East Somerset Council. Council Tax Band E.

Freehold tenure.

All mains services are connected.

The property is fitted with Velfac double glazed windows and doors. Most rooms are fitted with beautiful engineered light oak flooring. Solar panels are fitted to the southerly facing roof with the owner enjoying a feed-in tariff.

What3words

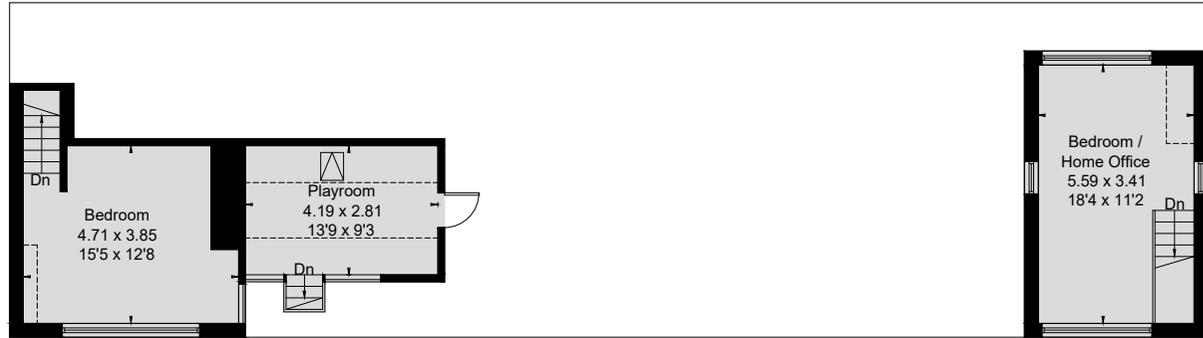
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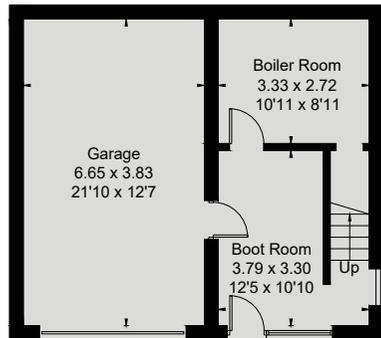




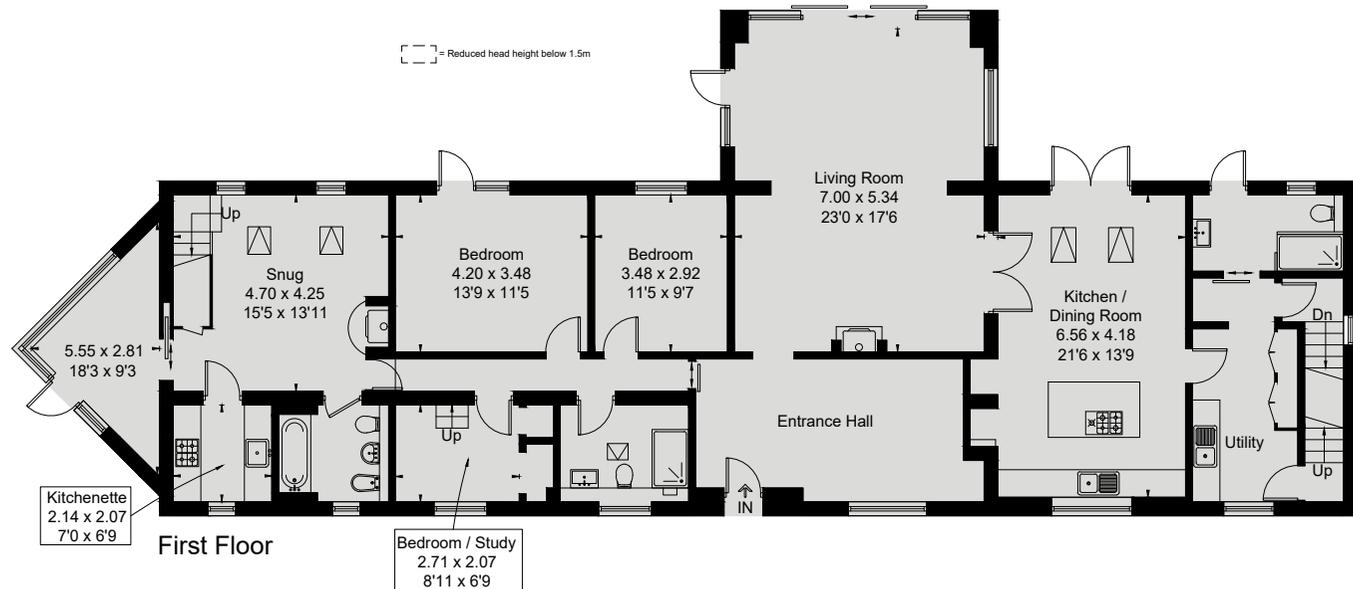
Approximate Floor Area = 272.5 sq m / 2933 sq ft
 Garage = 26.3 sq m / 283 sq ft
 Total = 298.8 sq m / 3216 sq ft



Second Floor



Ground Floor



First Floor

