



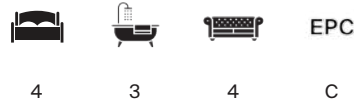
COMBESIDE

Bath, BA2



A FOUR-BEDROOM, DETACHED PROPERTY IN A QUIET CUL-DE-SAC

Located on Bath's southern slopes, the property enjoys lovely walks
and cycle paths nearby.



We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband.

Green Credentials: Solar panels installed & swimming pool heated by an air-source heat pump

Local Authority: Bath and North East Somerset | Council Tax: G

what3words: ///hero.crown.spout

Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Combeside is a peaceful cul-de-sac on Bath's sought-after southern slopes, set within the semi-rural landscape of Lyncombe Vale. The area offers beautiful walking and cycling routes including Alexandra Park, the Two Tunnels Sustrans Way, National Trust Prior Park and the Bath Skyline trail. Local amenities on Bear Flat are close at hand, and both Widcombe and Bath Spa Station are within a short walk.

Widcombe offers a thriving community with a social club, pubs, cafés, supermarket, pharmacy and independent shops. Bath itself provides extensive cultural and leisure amenities, from restaurants, galleries and theatres to Bath Rugby and the Thermae Spa. High-speed rail services run from Bath Spa to London Paddington and Bristol Temple Meads.







THE HOUSE

Built in 1980, number four Combeside is one of four detached properties in this quiet cul-de-sac. A generous hallway rises to a landing with a WC and under-stairs storage. The ground-floor living spaces (excluding the kitchen) have wooden floorboards and glazed doors that allow each room to be used independently or opened to create a more flowing layout. The living room overlooks the front garden, featuring a wood burner set flush into the wall.

To the rear, a light-filled 2016 extension includes the music room, which offers built-in storage and shelving, and the adjoining playroom/study. The kitchen is a bright space, fitted with dove grey cabinetry, granite worktops and a gas range cooker. The dining room opens onto a south-facing deck, enhancing the home's indoor-outdoor connection. A utility room sits to the rear of the kitchen with access to the terrace.

Upstairs, there are four bedrooms — two en suite — along with a family bathroom. The rear en-suite bedroom enjoys extra-large Velux windows and a glazed door opening onto a Juliet balcony, while the front en-suite bedroom benefits from built-in wardrobes and a wooden balcony.



OUTSIDE

The property sits within a tranquil, green setting surrounded by mature planting. At the front, hedging and pathways mark the boundaries of the four houses, creating an open and natural feel. There is parking for several cars on the driveway and in front of the garage, which also has an electric vehicle charging point. An office adjoins the garage, with a decked terrace above. The south-facing front garden is mainly lawned, with further garden extending beyond a brook into an orchard area with apple trees.

A path leads to the rear terraces, arranged across several levels with gravel beds, mature shrubs and small trees. The upper decked terrace includes the swimming pool, surrounded by composite decking, and a garden cabin with a kitchenette area and WC. A discreet fruit cage sits to one side, and a gate at the top of the plot provides access to a footpath leading to Greenway Lane.





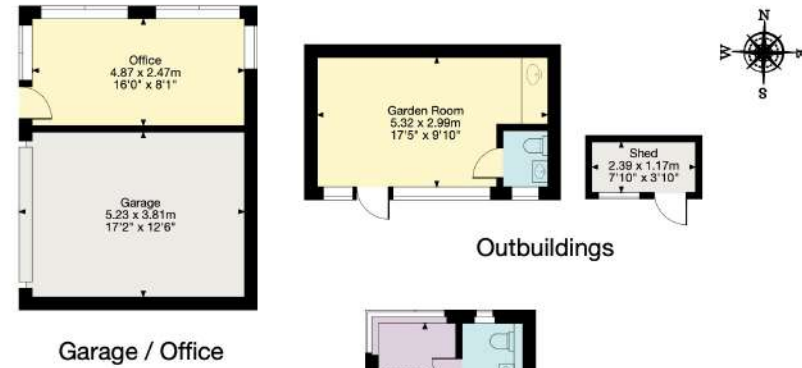


CABOT SECURITY

Combeside

Lyncombe Vale Road, Bath

Gross Internal Area (Approx.)
 Main House = 178 sq m / 1,915 sq ft
 Garage / Office = 31 sq m / 333 sq ft
 Outbuildings = 18 sq m / 193 sq ft
 Total Area = 227 sq m / 2,441 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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