



EAST HOUSE

Englishcombe Lane, Bath, BA2



A CONTEMPORARY HOME WITH PANORAMIC VIEWS OF BATH

Five-bedroom luxury living with beautifully landscaped gardens and exceptional leisure and entertaining facilities.

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Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath & North East Somerset Council

Council Tax: G

what3words: ///lake.dome.works

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

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



SITUATION

Englishcombe Lane is one of Bath's most sought-after residential addresses, located approximately 1.5 miles south of the city centre. The property is ideally positioned for an excellent selection of state and independent schools, including Prior Park College, King Edward's School, Monkton Combe School and Beechen Cliff School. The popular amenities of Bear Flat are within easy reach and offer a range of independent shops, cafés, restaurants and everyday conveniences.

Bath is renowned for its Georgian architecture, cultural attractions and UNESCO World Heritage status, providing an outstanding range of leisure, retail and recreational facilities. Bath Spa railway station offers regular services to London Paddington in approximately 80–90 minutes and Bristol Temple Meads in around 15 minutes, while Junction 18 of the M4 motorway is approximately 11 miles away, providing convenient access to Bristol, London and the wider motorway network.



THE HOUSE

East House has been designed to maximise both natural light and its exceptional outlook, with well-proportioned accommodation arranged around a striking double-height entrance hall and galleried landing.

The principal living spaces flow effortlessly together and are centred around a superb kitchen and dining area that forms the heart of the home. Opening directly onto the terraces and gardens, these spaces are ideally suited to everyday family life as well as larger-scale entertaining. A beautifully appointed reception room enjoys a feature fireplace and uninterrupted views across the city, while additional reception space provides flexibility for home working, media use or family living.

The first floor comprises five generously proportioned double bedrooms, each with its own en suite bath or shower room. The principal suite is particularly impressive, benefiting from a dressing room, luxurious en suite bathroom and private balcony overlooking the gardens and city beyond. A further bedroom also enjoys balcony access, while extensive glazing throughout the first floor ensures the exceptional views remain a defining feature of the property.





OUTSIDE

The property is approached via electric gates that open onto a substantial private driveway, providing ample parking for numerous vehicles and access to the quadruple garage.

The beautifully landscaped gardens and grounds extend to approximately 0.6 acres and have been thoughtfully designed to complement the property's elevated position and impressive setting. Sweeping lawns, established borders, mature trees and carefully curated planting combine to create a private and tranquil environment, while a series of terraces and seating areas provide exceptional spaces for outdoor dining, entertaining and relaxation.

Enjoying a remarkable outlook, the gardens make full use of the property's commanding position, with panoramic views across Bath forming a spectacular backdrop throughout the seasons and enhancing the sense of space, privacy and connection with the surrounding landscape.





OUTBUILDING

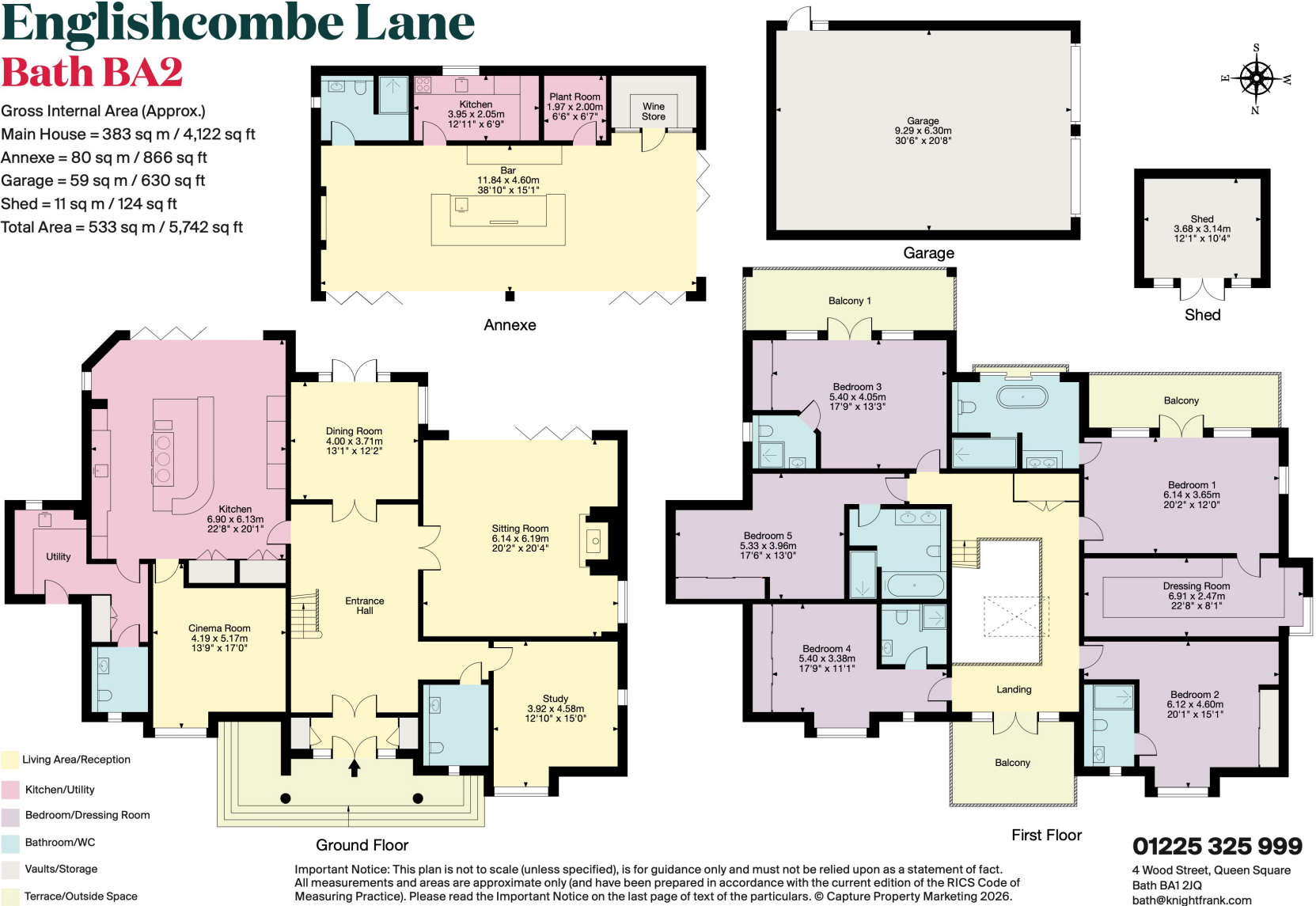
Complementing the main house is a superb detached entertainment pavilion, thoughtfully designed to provide a stylish and highly versatile additional living space. The pavilion incorporates a bar, preparation kitchen, wine store and shower room, making it exceptionally well suited to hosting family gatherings and social occasions throughout the year. Bi-fold doors open seamlessly onto the terrace, creating an effortless connection between the indoor and outdoor spaces and allowing for relaxed al fresco entertaining during the warmer months. Adaptable to a variety of lifestyles, the pavilion could also serve as guest accommodation, a private wellness or fitness retreat, a home office, or a creative studio, offering a valuable extension to the principal accommodation.



Englishcombe Lane

Bath BA2

Gross Internal Area (Approx.)
Main House = 383 sq m / 4,122 sq ft
Annexe = 80 sq m / 866 sq ft
Garage = 59 sq m / 630 sq ft
Shed = 11 sq m / 124 sq ft
Total Area = 533 sq m / 5,742 sq ft



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