



WentWorth
Estate Agents



20 Combe Park, Bath, BA1 3NR

- Handsome semi-detached Victorian Villa • Substantial and elegant family home • Five double bedrooms, two with en-suites • Large Reception room • Generous dining room • Stylish kitchen /family room • Utility room, study and family bathroom • Beautifully landscaped, walled rear garden • Driveway parking for several cars • Highly desirable location

Offers in excess of £1,500,000

Location

Combe Park, is located within a conservation area on the West side of the World Heritage City of Bath. The property is accessible to local shops and amenities in both Chelsea Road and Weston High Street. Shops close at hand include: bakery, post office, food stores and delicatessen to name a few. There are other local amenities, all within easy walking distance which include a doctors surgery, Royal United Hospital, Lansdown Cricket Club and Victoria Park. The city centre offers a good range of fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes). The world heritage city is famous for its golden architecture, parks and open areas.

Internal Descriptions

Entering the property through an elegant recessed front door, you are welcomed by a beautifully presented hallway that immediately sets the tone for the home. From here, doors open into the impressive sitting room, a generously proportioned space bathed in natural light from west-facing windows. The room offers a wonderful sense of openness and warmth, creating an ideal setting for both sophisticated entertaining and relaxed everyday living. Across the hallway lies the dining room, perfectly suited for formal dining and family gatherings. This then flows seamlessly through to the heart of the home, opening into a sunny family room and well-appointed kitchen, complemented by a separate utility room. The family room has a double glazed sliding picture window which overlooks the garden. A guest cloakroom is also conveniently located on the ground floor. From the hallway, the central staircase forms an elegant focal point, leading down to the cellar level and rising gracefully to the first-floor landing. The first floor hosts a generous principal bedroom suite, complete with a dedicated dressing room and a stylish shower room. In addition there is a beautifully appointed guest bedroom with an en-suite, as well as a study illuminated by a Velux sun tunnel, which fills the space with natural light. The staircase continues to the second-floor landing, where there are three further generously proportioned bedrooms. This level is served by a well-appointed family bathroom and a separate cloakroom, providing comfortable and practical accommodation for family members and guests.

External Descriptions

To the front there is parking for several cars on a gravel driveway, laid over a stabilising grid. The front garden is flanked by mature hedging, herbaceous borders and shrubs. There are several electric outlets and a cold-water tap. Access to the rear garden is to be found via a door in the side garden wall, leading to a useful paved patio. The rear walled garden provides a wonderfully tranquil retreat and will appeal to keen gardeners. Beautifully planted with an array of mature trees and established shrubs, creating a sense of privacy and greenery. A charming greenhouse and traditional potting shed enhance the character, while a delightful summerhouse and additional patio area offer an ideal setting for relaxation and outdoor entertaining. The garden further benefits from several conveniently positioned electrical and water outlets, thoughtfully installed to make gardening and outdoor maintenance that little bit easier.

Additional Information

Tenure - Freehold

Council Tax Band - G

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

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Combe Park, Bath, BA1

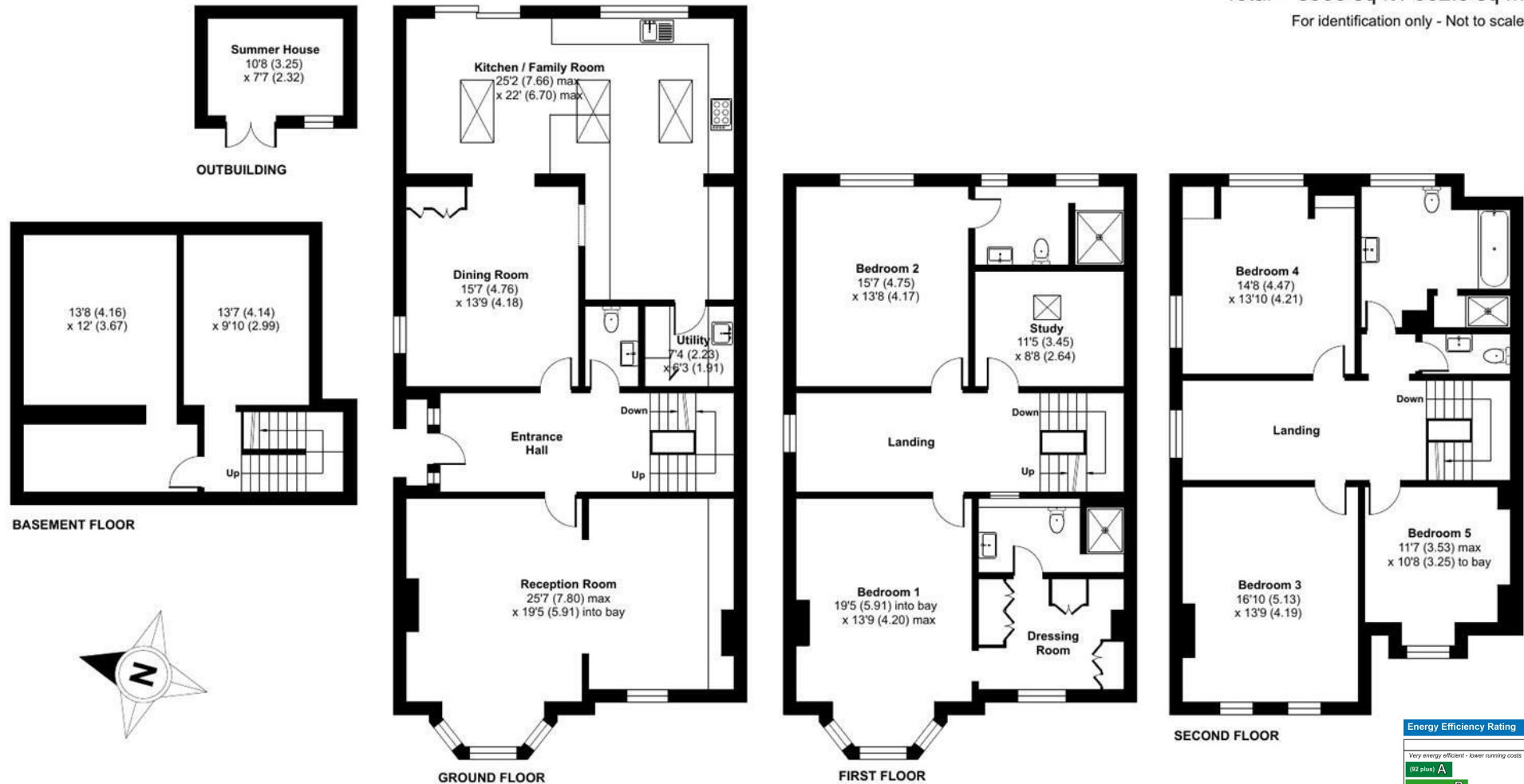
Approximate Area = 3814 sq ft / 354.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 3903 sq ft / 362.5 sq m

For identification only - Not to scale

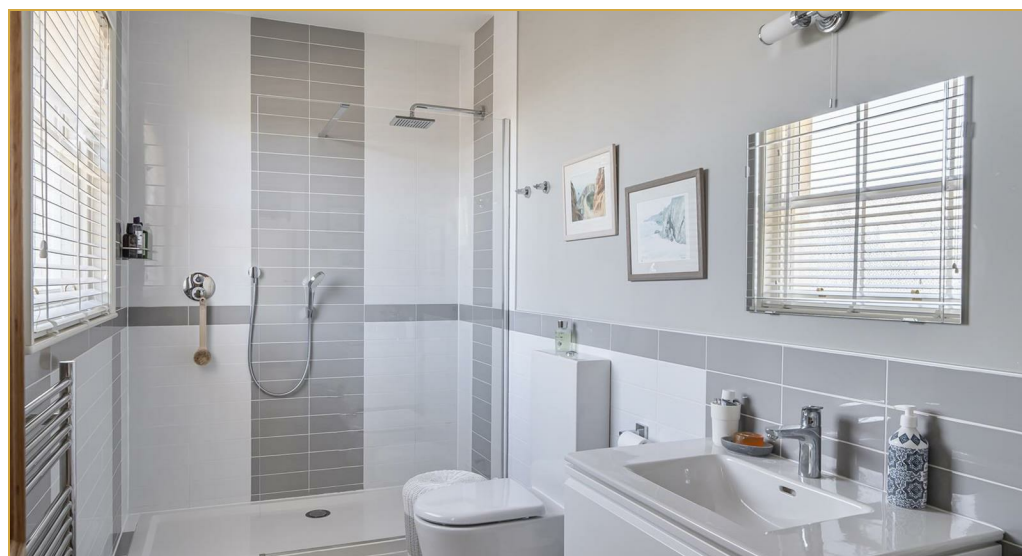
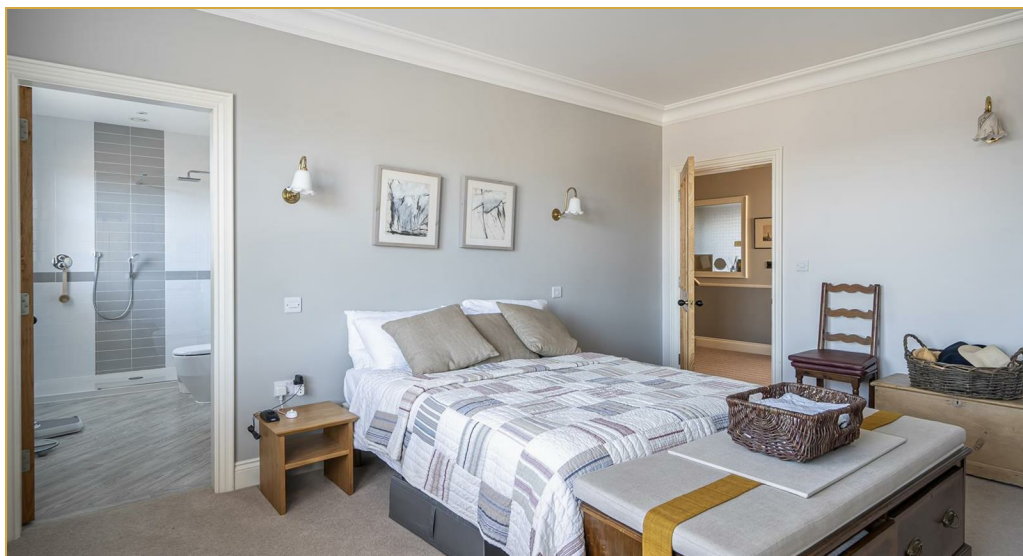
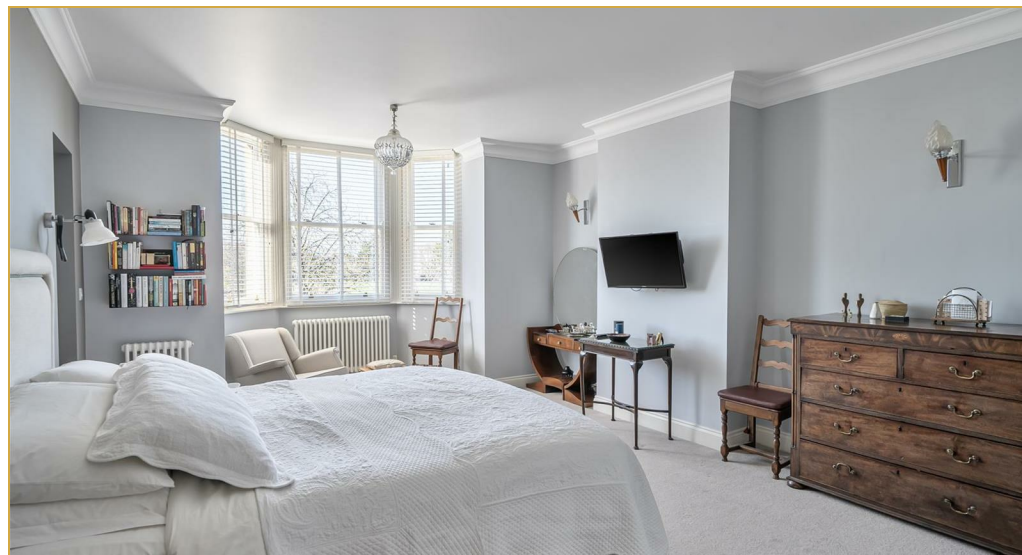


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1425142



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

