



The Priory, Bathwick Hill, Bath, BA2 6LA

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A detached four-bedroom house with superb high-quality contemporary extension, situated in this sought-after part of Bathwick Hill

Entrance Hall | Sitting Room | Open-plan Kitchen/Dining room | Family room and games room | Shower room | Utility Room | Gym and storage room | Principal bedroom with ensuite bathroom | Three further bedrooms | Bathroom | Lawned garden | Decked terrace | Parking for four cars

Situation

The Priory occupies a superb position on Bathwick Hill, accessed via a private drive. Close by are both the Kennet & Avon Canal and the National Trust's Bathwick Meadows, part of the Bath Skyline walk, enjoying wonderful views over the City. There are local shopping facilities available on Bathwick Hill including a Tesco Metro, Myrtle Mee the florist and Dexters, a great little coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities. There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, The Paragon, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within easy walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

Description

This exceptional property offers an open-plan kitchen/dining room, elegant sitting room, family room and games room, modern shower room, utility room, gym, and storage space. On the first floor, you will find the principal bedroom with en-suite bathroom, three additional bedrooms and a family bathroom. The exterior includes a beautifully maintained lawned garden, a decked terrace, and parking space for four cars.

Entering through the front door, you are greeted by a spacious entrance hall, featuring a coats cupboard and downstairs cloakroom. The hall leads to the right-hand side, to a comfortable triple-aspect sitting room, with French doors leading to a south-facing decked area, perfect for evening drinks. The sitting room also includes a Morso wood-burning stove.

To the opposite side of the hall, a door opens into a superb open-plan kitchen and dining area, ideal for hosting. The kitchen boasts sleek contemporary units with stone-coloured granite worktops, a central island with a sink. Appliances include twin Bosch ovens, a 4-ring induction hob, an integrated fridge and a Bosch dishwasher. French doors lead directly to the garden. At the rear of the kitchen is a well-equipped utility room with butler's sink and plumbing for a washing machine, along with a cupboard housing a modern Vaillant boiler.







The open-plan layout extends to a versatile area that functions as a games room or dining room, leading seamlessly to a cosy family room complete with an integrated TV. This entire space is flooded with light thanks to triple roof lanterns and multiple garden access points, including bi-fold doors. A useful shower room and a compact gym are located at the rear, with access to a sizable storage room from the driveway, ideal for bikes.

Upstairs, the generous principal bedroom offers built-in cupboards and an en-suite bathroom, complemented by three further double bedrooms and a second bathroom.

Externally

A five-bar gate opens to a tarmac drive with parking for four cars. The charming front garden is primarily laid to lawn, with mature shrubs adding appeal. A side gate leads to the decked area and a small shed. The main garden continues the lawn theme, with additional mature shrubs providing privacy and beauty.

General Information

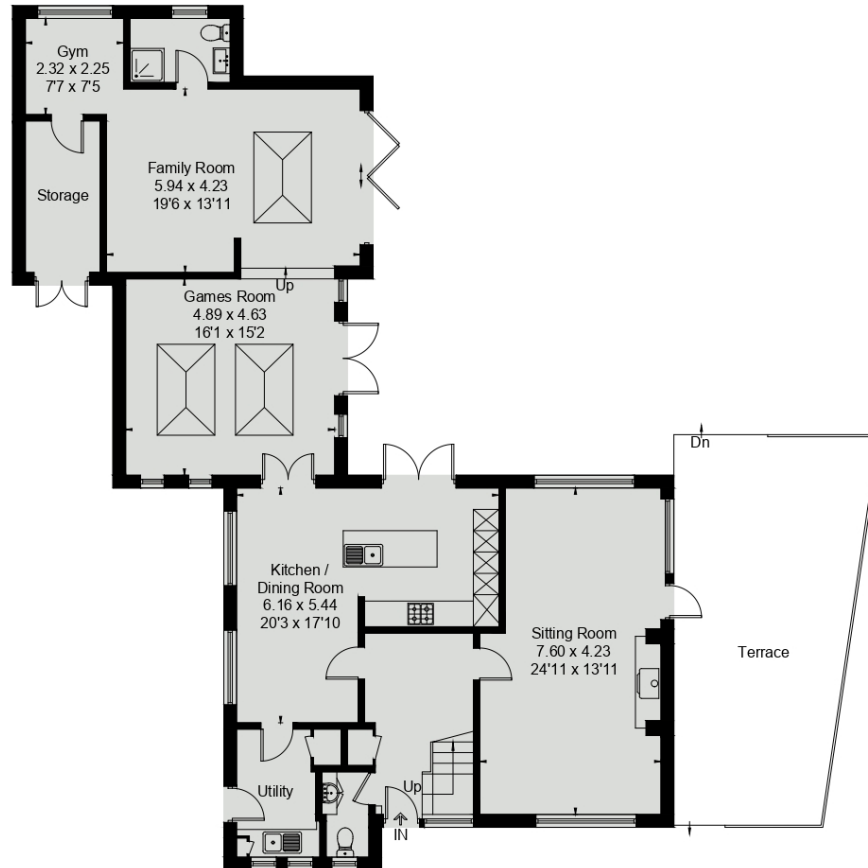
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold. Mains services connected.

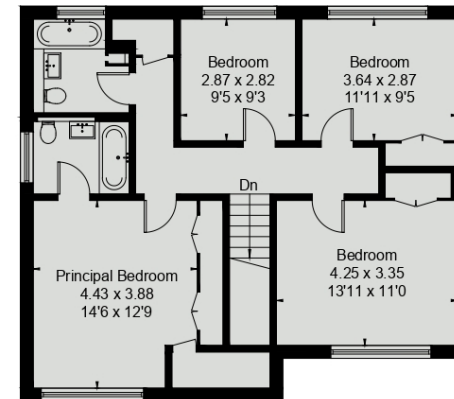
No onward chain.



Approximate Floor Area = 228 sq m / 2454 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105368

