

# Englishcombe Lodge

Bath



A beautiful, detached family home,  
blending elegance with charm in a  
peaceful, sought-after location.



### Summary of accommodation

#### Main House

**Ground floor:** Entrance hall | Sitting room | Study | Kitchen/dining room | Utility | Pantry | Boot room

**First floor:** Master bedroom with en suite & walk in wardrobe | 3 Further double bedrooms, all en suite

**Second Floor:** Loft room

#### Outside

Private Parking | Double garage with office above | Greenhouse | Jacuzzi area



### Situation

Times and distances are approximate.

Situated on the southern slopes of Bath, the property offers stunning northerly views.



Bear Flat, with local shops, cafes, and restaurants, is nearby, and several respected schools are within easy reach.



Englishcombe Lane provides access to Bath's city center, natural surroundings, and transport links, including the Bath Spa Railway Station and the M4 motorway.



## The Property

This beautifully presented family home, set in a tranquil location in a highly sought-after area, offers a perfect blend of style and comfort with flexible living spaces throughout.

The ground floor features a welcoming hallway leading to a boot room and bathroom, flowing into what is currently used as a study and following this, sitting room with a fireplace and garden access. At the heart of the home, the bright open-plan kitchen, dining, and sitting area includes high-gloss cabinetry, integrated appliances, a kitchen island, underfloor heating, a vaulted ceiling, a log-burning stove, and four sets of double doors to the garden. A utility room with a walk-in pantry and an additional reception room complete this level.

Upstairs, there is a master bedroom with an ensuite and walk in wardrobe, and three further spacious en suite double bedrooms (one with a balcony overlooking Bath). The loft, with plumbing and a WC, is ready for conversion.



## Outside

The property is accessed via electric gates, leading to a private driveway with parking for several vehicles and a double garage equipped with an electric car charging station.

The expansive rear gardens are beautifully landscaped with trees, flower beds, a large patio ideal for al fresco dining, a charming orangery, a raised play area, a lawn, a wildflower bank, and a raised herb and vegetable garden with views over Bath to the Royal Crescent and beyond.

A separate annexe offers versatile potential as an office, gym, or granny flat, complemented by additional outdoor space suitable for expansion.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised this property has mains gas, electricity, water and drainage connected.

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band G

**EPC:** C

**Postcode:** BA2 2EE

**Directions:** Follow the signs for the A367 towards the south of Bath and at the top of the hill turn right into the Wells Road, after 0.3 miles turn right into Bloomfield Road and after 0.5 miles turn right again into Englishcombe Lane. Follow the road for approximately 0.5 miles and the property will be found up a private lane on your left hand side.

**Viewings:** Strictly by appointment with Knight Frank LLP.



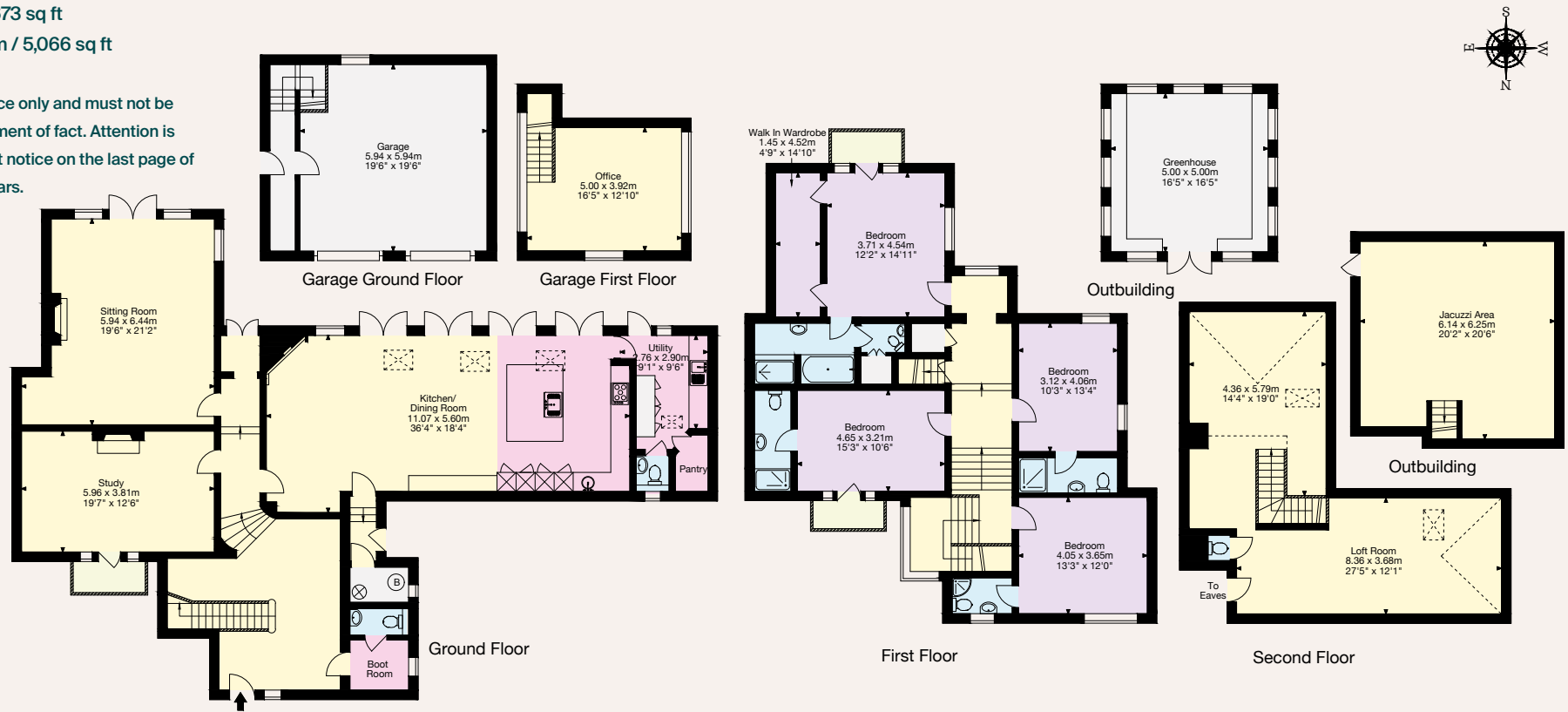
**Approximate Gross Internal Floor Area**

Main House: 347 sq m / 3,737 sq ft

Garage: 60 sq m / 673 sq ft

Total Area: 469 sq m / 5,066 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated July and September 2024.

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