



21 Hantone Hill, Bathampton, Bath, BA2 6XD

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A very well presented four-bedroom detached family home of 1,929 square feet in an elevated position at the top of Hantone Hill, with a large study or fifth bedroom, a wonderful south-facing garden that overlooks a woodland, a garage and parking for three cars, set in the ever-popular Hantone Hill.

Beautifully presented throughout | Comprehensively refurbished and extended | Four bedrooms | Large study / fifth bedroom | Two further reception rooms | Principal bedroom suite with dressing room and en-suite | Family shower room | Guest cloakroom | Substantial eaves and attic storage | Garage and parking for three cars | Professionally landscaped south-facing garden | Unobstructed views over a woodland | Sought-after village location | No onward chain - currently let with vacant possession by arrangement

Situation

Hantone Hill is a sought-after, exclusive development of executive-style houses located in Bathampton, a pretty village on Bath's fringes. The street is unusually settled and peaceful, and the village has a thriving local community centred on the ancient church of St Nicholas. Bathampton is one of the few villages surrounding Bath with a comprehensive range of local amenities, including a doctors' and dental practice, a pharmacy, a convenience store and a well-regarded primary school.

The World Heritage city of Bath is on the doorstep, barely two miles away with a level walk along the canal towpath into the centre, offering a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars, and a wealth of cultural activities including a well-respected international music and literary festival and the Theatre Royal. Wonderful walks can be enjoyed along the nearby Kennet and Avon Canal towards Freshford, Bradford-on-Avon and Bristol, and there is also easy access to the Bath Skyline walk.

The property is also within easy reach of an excellent triangle of state and independent schools, including Bathampton Primary School, King Edward's School on nearby North Road, Monkton Combe School, Prior Park College, The Paragon School and Ralph Allen School, with the Bath Clinic, part of Circle Health Group, close by on Claverton Down. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station, with easy access to the M4 motorway and Bristol Airport.

Description

The ground floor provides a well-balanced arrangement of reception and living spaces, opening from a welcoming entrance hall with parquet flooring and a fitted cloak cupboard. The generous living room is a light, double-aspect room with large windows overlooking the front garden and a Jet Master 500 wood-burning fireplace set in a natural stone surround and mantel with a black granite hearth. Glazed double doors lead through to the garden room, a substantial room running the width of the rear of the house, filled with natural light from windows to side and rear and French doors opening onto the terrace, with a stone fireplace and gas fire and two bespoke built-in shelf and cupboard units providing considerable storage.





Completing the ground floor reception space is a large study, equally suited to use as a fifth bedroom, dining room or playroom, with French doors opening onto one of the three sun terraces.

The kitchen and breakfast room is a particular highlight, fitted with a comprehensive range of bespoke light-coloured units with granite work surfaces, under-counter lighting and generous storage, and opening through into the garden room. Appliances include a double-width Bertazzoni dual fuel range with a six-ring gas hob and Britannia extractor, an integrated Miele dishwasher, an AEG microwave and a Samsung American-style fridge freezer with ice maker and filtered water, included in the sale. There is ample space for a breakfast table, while the adjoining utility room takes a full-size washing machine and tumble dryer alongside fitted cupboards, the Worcester boiler and the water softener, with its own door to the front.

There is also a ground-floor bedroom with parquet flooring, offering flexibility for guests, dependent relatives, or those looking for single-level accommodation, and equally suited to use as a home office. A guest cloakroom completes the accommodation on this floor.

Upstairs, three further bedrooms include an impressive principal bedroom suite with two bespoke courtesy-lit wardrobes, a separate dressing room fitted wall to wall, and an en-suite bathroom. The remaining two bedrooms are both generously proportioned, enjoying lovely views over the garden, while a family shower room completes the accommodation. Storage is exceptional, with a fully boarded loft and deep eaves providing substantial, easily accessible space. The en-suite is fitted with a panelled bath with an overhead rain and handheld shower behind a glazed screen, while the family shower room has a large walk-in shower. The principal bedroom offers very substantial built-in wardrobe space, there are further built-in wardrobes in the third bedroom, and the landing airing cupboard houses the hot water tank with useful additional storage.

Outside

Externally, to the front of the property, there is a pretty, level lawn, professional landscaping, a garage and off-street parking for three cars. To the rear, accessed from the kitchen, garden room and study, there is a wonderful south-facing sun terrace spanning the width of the property, with ornamental stone steps leading up to a large, well-manicured level lawn and a further raised, paved sun terrace. The garden has been professionally landscaped and is bordered by a wealth of mature shrubs and trees, with unobstructed views over a woodland.

General Information

Council tax band - F

Tenure - Freehold

Services - Mains connected

EPC - 75 (C)

Heating - gas central heating, Worcester boiler, Nest thermostat
Nest Protect smoke alarms throughout

Double glazing throughout; redecorated throughout in Farrow & Ball
Note. The description details for the property have been provided by the client.



Approximate Floor Area = 179.2 sq m / 1929 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 194.3 sq m / 2091 sq ft (Excluding Void / Eaves)



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 #114499

