



Chyryn, Entry Hill Drive, Bath, BA2 5NL

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**A four-bedroom detached house in the sought-after Entry Hill Drive with potential to modernise and develop, subject to the necessary consents.**

Far reaching views | Four bedrooms | Garden room | Large undercroft storage | Mature gardens | Off street parking | Potential to modernise and develop (STPP) | Single carport | Single garage | Sought after Entry Hill Drive

## Situation

Entry Hill Drive is a private road on the south side of Bath, just beyond Bear Flat and Entry Hill. There is access to local amenities including the schools Paragon, Beechen Cliff, Hayesfield and Prior Park, local shopping and regular bus services. There is a footpath from Entry Hill Drive which splits with pleasant walks to both Perrymead and Lyncombe Vale.

The Two Tunnels cycle path is within 1km of the property with the cycle network connecting Midford and Bristol. Bath Spa station is approximately 1.5 miles away with trains to London Paddington (1hr 20m). The World Heritage City of Bath offers a wide range of shopping, a fine selection of restaurants cafes and wine bars and many well-respected cultural activities.

## Description

Occupying an elevated position on the ever-popular Entry Hill Drive, Chyryn is a spacious and versatile detached family home extending to over 2,300 sq ft, enjoying far-reaching views across the surrounding valley and beautifully established gardens.

The property is arranged over split levels, offering flexible accommodation with scope to modernise and redevelop. At its heart is a generous kitchen/breakfast room with lovely views across the valley. The kitchen is fitted with wooden cabinets and a fitted rangemaster. To compliment the upper ground floor, a separate dining room and an impressive dual-aspect sitting room with large windows frame the attractive outlook.

The ground floor comprises a spacious double bedroom, a contemporary family bathroom featuring a Jacuzzi bath with overhead shower, and a separate WC. The bedroom offers excellent versatility and could equally be used as a home office, study or additional reception room, making it ideal for family living or those working from home.

On the lower ground floor there are a further three double bedrooms all benefiting from views across the garden. The principal bedroom is a particularly good size and benefits from an en-suite with a shower unit. Attached to the principal bedroom is a delightful garden room which can be accessed from either the main bedroom or bedroom two. To the end of the hallway is the family shower room which leads into a utility room where the boiler is also housed. The undercroft storage is an excellent size and has potential to be incorporated into the living accommodation.



## Outside

Chyryn is approached via a generous driveway providing ample off-road parking, complemented by an integral garage and a covered carport.

A particular highlight of the property is the substantial, mature rear garden, offering an excellent degree of privacy and a peaceful, leafy setting. Predominantly laid to lawn, the garden is beautifully stocked with established trees, shrubs and flowering borders. The expansive lawn offers plenty of space for children to play and keen gardeners to enjoy. An ornamental pond established fruit trees, a greenhouse and a timber garden shed complete this delightful outdoor space.

Adjoining the garden room, a raised timber deck provides the perfect space for al fresco dining, entertaining or simply relaxing while enjoying the outlook.

## Agent's Notes

Chyryn is a leasehold property with an absentee freeholder. During our clients' ownership, no ground rent has been demanded or collected. It is understood that several properties along Entry Hill Drive are held under similar leasehold arrangements.

Entry Hill Drive is a private road, the maintenance of which is managed collectively by the residents. The current contribution towards the upkeep of the road is £135 per annum, subject to annual inflationary increases.

Please note there is a restrictive covenant affecting the property which prohibits extensions to the north side of the house. Further details are available from the selling agent upon request.

## General Information

Council tax band - G

Tenure - Leasehold (659 years remaining)

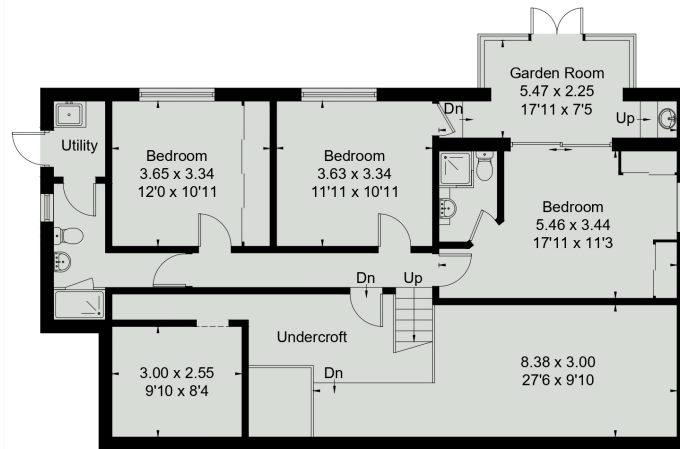
Services - Mains connected

EPC - 68 (D)

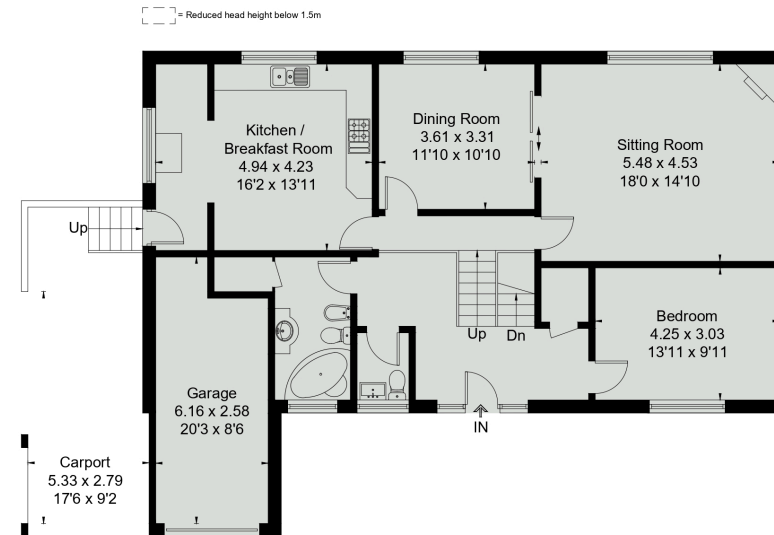




Approximate Floor Area = 216.5 sq m / 2330 sq ft  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 231.2 sq m / 2488 sq ft



Lower Ground Floor



Upper Ground 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 #111115