



6 Damson Orchard

Batheaston, BA1



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Batheaston, BA1

Bath 3 miles, Bradford on Avon 7 miles, M4 (J18) 10 miles, Bristol 17 miles
(All distances are approximate)

A detached four bedroom contemporary family home, in an elevated position close to the city.

Ground Floor

Entrance hall | Dining room
Kitchen/breakfast room | Utility room
Family room | Cloakroom

First Floor

Living room with gallery/study above

Second Floor

Principal bedroom suite
Guest bedroom en suite shower room
2 Double bedrooms | Bathroom

Gardens and Grounds

Integrated double garage | Gardens

In all approximately 0.17 of an acre.



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Situation

No. 6 sits in an elevated position below Bannerdown Common, just beyond the popular village of Batheaston which lies to the north east of Bath. The village has a thriving community, a great selection of day-to-day amenities such as shops, a Post Office, doctors' surgery and dentist, several pubs and cafe. Surrounding countryside is within the Cotswolds Area of Outstanding Natural Beauty, including Solsbury Hill and St.Catherine's Valley, with many wonderful local walks directly from the property.

Nearby Bath offers first-class shopping, superb restaurants, bars and cultural experiences.

There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas. The property is well placed for commuters with easy access to the M4 and local links via a toll bridge to the south of Bath. There is also a regular bus service into the city.

The House

No. 6 is an individual contemporary home positioned in a corner plot within an exclusive development of six houses that were constructed in 2009. The property is presented to a high standard and offers excellent modern family living space arranged over three floors.

You enter the property on the ground floor and into a generous porch, from here is the stunning entrance hall leading to the dining room, the spacious kitchen/breakfast room featuring a central island and integrated appliances; and the light and airy family room with double doors leading out to the terrace. Also on this floor is a utility room and a cloakroom.

On the first floor is the fabulous double aspect drawing room with a gas fire, floor to ceiling windows, a vaulted ceiling and a mezzanine gallery/study above, which provides a great office space to work from home.

On the second floor is the spacious principal bedroom suite which comprises double bedroom, shower room, dressing room and double doors opening to a Juliette balcony where the far-reaching views across the valley can be admired.





From here there is a guest bedroom with fitted wardrobes and en suite shower room, two further double bedrooms both also with fitted wardrobes and the family bathroom with large walk-in shower and bath.

Gardens, Grounds & Outbuildings

The property is approached via electrically operated wooden double gates onto a private driveway where there is ample parking for two cars, in addition to the integral double garage with electric up and over doors; there is also a pedestrian gate with entry system.

The gardens provide a balanced space which compliment the house. There are two tiers, the first comprises level lawn and terrace which provides a fantastic alfresco entertaining area where you can enjoy the evening glow; the second, accessed via a few steps, comprises a lawn, flower beds, fruit trees and raised vegetable beds.

The property also benefits from the use of a shared and protected orchard. Managed by the six properties, the orchard of approximately 1 acre provides a tranquil wilderness to take an afternoon stroll and enjoy the wildlife.

Directions (BA1 7AF)

From Bath head east on the A4, then take the second exit at the roundabout in to Batheaston and continue on the High Street. At the second mini roundabout take the third exit and proceed up Bannerdown Road. Then at the next mini roundabout take the second left onto Bannerdown Drive and continue on up to Damson Orchard. No. 6, is the first house on your right.



Services

We are advised that mains water, electricity and drainage are connected to the property. Gas fired central heating.

Method of Sale

Freehold

Local Authority

Bath & North East Somerset Council – bathnes.gov.uk

Council Tax

Band G

EPC

C

Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.

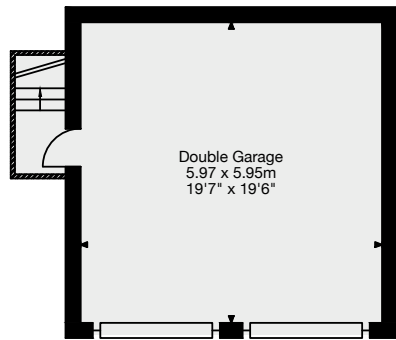


Approximate Gross Internal Floor Area

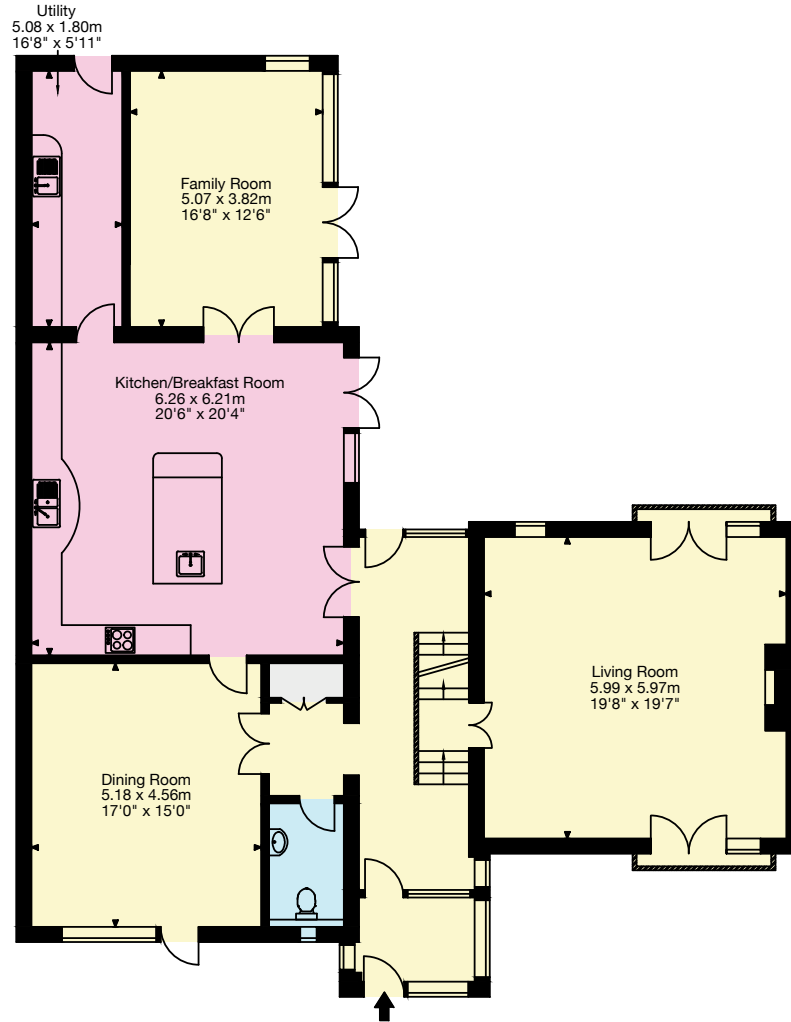
Main House = 286 sq m / 3,079 sq ft

Garage = 36 sq m / 385 sq ft

Total Area = 322 sq m / 3,464 sq ft

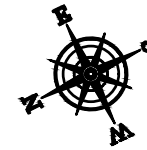


Lower Ground Floor

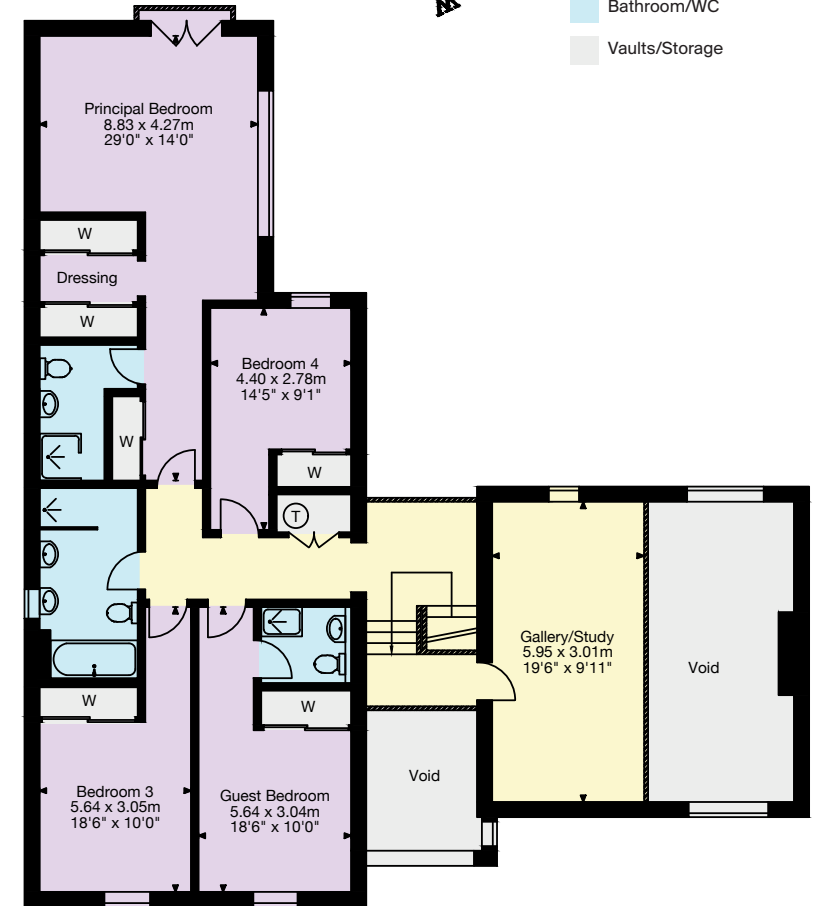


Ground Floor

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.



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage



First Floor



Your partners in property for 125 years.

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