

# Priory Garden Bathwick Hill Bath







# Priory Garden

## Bath

**An exceptional contemporary four bedroom sustainable Passive House in a prime, elevated location on the South Eastern hills of Bath with extensive gardens and stunning views.**

Open Plan Kitchen/Dining/Living Room | Family Snug | Study | Bathroom | Utility | Boot Room | Gym/Storage Room  
Principal Bedroom Suite | 3 Bedrooms | 2 Bathrooms  
Extensive Gardens | Wraparound Veranda | Garden and Bike Stores | Courtyard | Parking

Local Train Station | 1.5 miles  
Local Town Centre | 1.5 miles  
M4 (Junction 18) | 10 miles



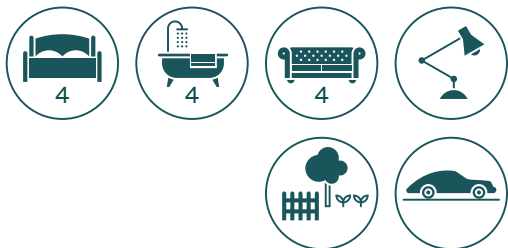
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## A perfect contemporary home for modern family living.



Bathwick Hill climbs south east from the city centre towards the University of Bath on Claverton Down. The hill borders on the National Trust's Bathwick Meadows which is part of the Bath Skyline walk and has wonderful views over the centre of Bath. There is an excellent selection of both independent and state schools nearby, local shops include a supermarket, cafe, homes store and flower shop, while the city centre is a short walk away, offering first-class shopping, superb restaurants and bars and cultural experiences.

Built in 2018, this sustainable timber-framed house has stunning views and simple, clean lines that cleverly maximise the plot in which it sits. The timber and stone cladding complement its environment and its aspect, emphasising the rural views, and connecting the inside spaces with the greenery outside.



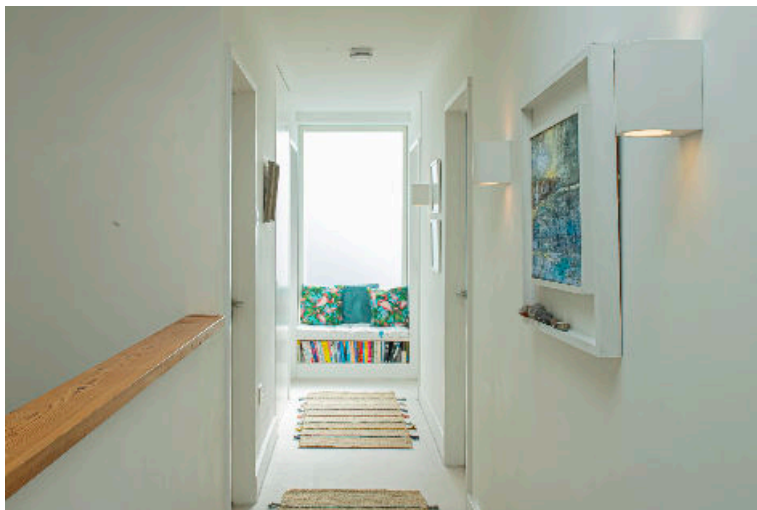
An entrance porch leads into a hallway, where parquet flooring flows through to most of the living rooms on this level, the largest of which is the open plan kitchen/dining/living room. It's a generous space that feels both airy and cosy; the different functions for this room defined by clever placing of lighting and furniture.

The kitchen's island unit has a gas hob, two ovens and plenty of worktop surfaces, enabling whoever is cooking to stand facing the rest of the room, while the rest of the simple, white kitchen units house the sink and storage.

Along the full length of this room, there are three pairs of triple-glazed glass, sliding doors, each of which opens on to a paved veranda. The whole feel of this living space is biophilic; there is a great connection inside with the natural elements outside - it's a wonderful, relaxing home.

The living area has a wood burner at its focal point - its inclusion in this Passive House is more about creating a cosy atmosphere than the need for any heating: the air is circulated around the house, maintaining a constant temperature of 19 - 21 degrees throughout. Other eco-features of the house include a natural, sedum roof and state-of-the-art insulation; the efficiency of this house in terms of insulation and energy requirements is second-to-none.

There's a practical study with double aspect windows and space for several desks, a snug/TV room which, because it has a family bathroom next door, could be another bedroom if required. Also on this floor is a large utility/laundry room and a boot room (also accessed directly from the entrance porch).





On the first floor, all the bedrooms have generous windows with far-reaching views across to the city and hills beyond. There's a principal bedroom suite plus three double bedrooms, all of equal size, and two bathrooms along a long hallway with a skylight that extends the length of the ceiling, allowing light to flood in.



*Head west on Queen Square towards Princes St, then on to Chapel Row. Continue onto Charles St/A367, turn right onto St James's Parade, left onto Broad Quay/Churchill Bridge. At the roundabout, take the 1st exit onto Claverton St/A36. At the roundabout, take the 3rd exit onto Bathwick Hill. Priory Garden is on the left hand side, on a private road, just off the main road.*



# Gardens and Grounds

Approached via a private road off Bathwick Hill, Priory Garden has four parking spaces in front of its discreet entrance gate.

At a third of an acre, the gardens are unusually spacious for a property this close to the city centre. West-facing, and extremely private, they offer unrivalled views, including spectacular sunsets, and the adjoining copse and fields create a peaceful, semi-rural feel.

At the front of the house is a paved area, bike store and courtyard with boxed trees at its centre. To the left, a lawn stretches down to the boundary line and round the back of the house, and up to the paved and covered veranda that wraps around two sides of the house.

## Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

## Local Authority

Bath & North East Somerset - 01225 477000

## Tenure

Freehold

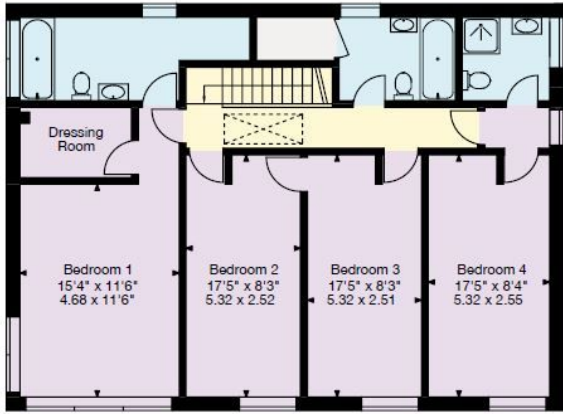
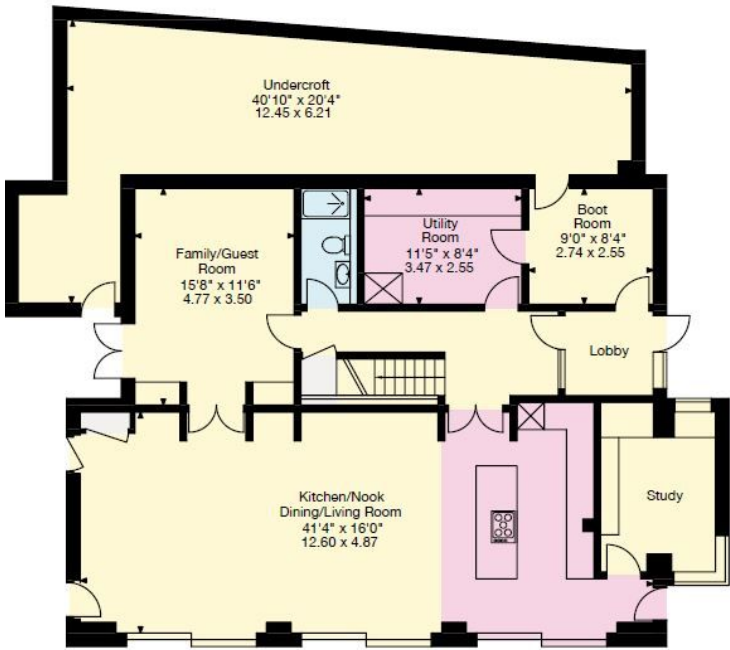
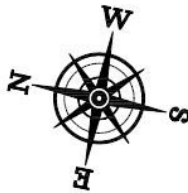
## Council Tax

Band G

## Viewings

Strictly by appointment with the agent.

APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
265 sq.m (2,859 sq.ft)



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

Ground Floor

First 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

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**I would be delighted to tell you more.**

**Sam Daniels**  
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**Connecting people & property, perfectly.**

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