

3 Combe Park
Bath
BA1



3 Combe Park Bath

An impressive semi-detached Victorian family home in a desirable residential area convenient for Bath city centre.

Ground Floor | Entrance Hall | Sitting Room | Dining Room | Family Room
Garden Level | Kitchen/Breakfast Room | WC
Half Landing | Family Bathroom
First Floor | Principal Bedroom | En Suite | 2 Bedrooms
2nd Half Landing | Bedroom 4
Second Floor | 2 Double Bedrooms | One with En Suite
Lower Ground Floor | Cinema Room | Utility Room
Front Garden and Parking | Rear Garden

Bath Spa Train Station | 1.5 miles (London Paddington 75 minutes)
Local Town Centre | Bath City Centre 1.5 miles
M4 (Junction 18) | 12 miles

(All distances are approximate)



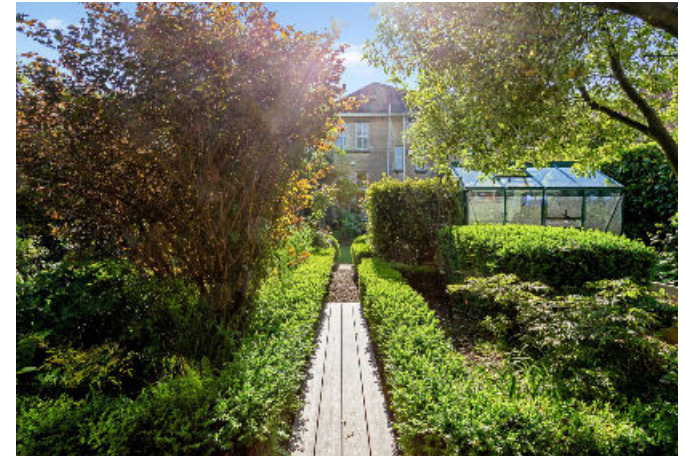
Bath

4 Wood Street, Queen Square, Bath BA1 2JQ

01225 325999

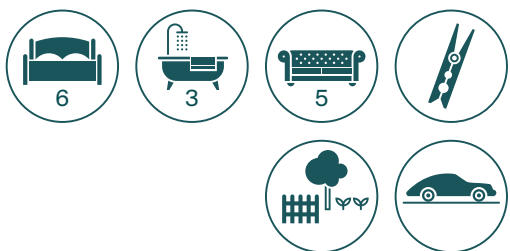
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Elegant, well-proportioned accommodation.



Combe Park is a highly sought after residential road located on the north west side of the World Heritage City of Bath. This desirable location benefits from superb access to the city centre as well as the shops and local amenities in Chelsea Road including a delicatessen, bakery and cafes and also Weston Village. The Royal United Hospital is a few minutes walk away as are footpaths that connect to the Cotswold Way and Cotswolds AONB. Bath city centre is a short drive or pleasant walk through Royal Victoria Park or along the riverside path. A wide range of excellent state and private schools and nurseries are within easy reach.

For those that need to commute, the property has access to the A4 towards Bristol and the M4 motorway at junction 18. Bath Spa and Oldfield Park train stations are also within easy walking distance.

3 Combe Park is a wonderful family home situated in a sought after residential area. A handsome semi-detached Victorian house, the property has elegant, well-proportioned accommodation and has retained much of its original charm and character. The spacious and versatile accommodation is arranged over four floors.

Upon entering the house a generous hallway with original tiled floor flows through to three reception rooms and an elegant staircase leading to the upper floors. The impressive sitting room situated to the front of the property features a large bay window, fireplace and cornicing.

Next is a formal dining room also with an aspect to the front and across the hall is a further reception room that looks out over the rear garden. This room has bespoke fitted cupboards and shelves fitted to the recesses either side of an original fireplace. The kitchen /breakfast room is down a few stairs and has direct access to the garden. There are well fitted wooden units, a useful larder, gas fired Aga and butlers sink. The kitchen opens to a breakfast room and there is also a WC. The lower ground floor has a cinema/ gaming room, a large utility room, an under stairs food and wine storage area and a storage room.

On the half landing to the first floor is a very spacious family bathroom with large shower and separate free standing bath. Upstairs to the first floor is the principal bedroom that enjoys the beautiful bay window to the front aspect and an en suite bathroom with underfloor heating. There are five further bedrooms, one with en suite, that offer versatile accommodation and can also be used as a home office or gym.



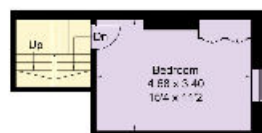
The wonderfully private garden has been designed by a RHS medal winning designer and is well enclosed by stone walls and trellis. Planned as a series of 'rooms', it flows from the terrace adjacent to the kitchen through a level lawn bordered by shrubs, climbers and perennials through an arch to a productive area with a greenhouse and box lined beds for herbs, vegetables and fruit. The rear of the garden features a wood composite decked area with further seating areas, a garden shed and summerhouse. An outside sink and barbecue area and a timber pergola covered with roses provide cooking and shaded dining areas near the kitchen. The garden has easy side access from the drive to a screened off area which houses the necessary recycling bins and a secure metal bike storage unit.



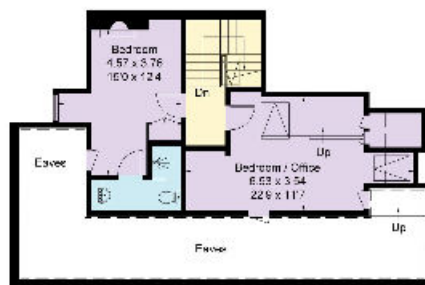
Leaving Bath on the Upper Bristol Road passing the Royal Victoria Park on your right follow the signs to the Royal United Hospital. Fork right off Newbridge Hill onto Combe Park and No.3 will be found on your right after the turning for Cedric Road.



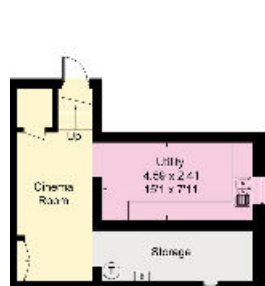
Approximate Area = 347.1 sq m / 3736 sq ft
 (Including Mezzanine / Eaves)
 Including Limited Use Area (35.1 sq m / 378 sq ft)



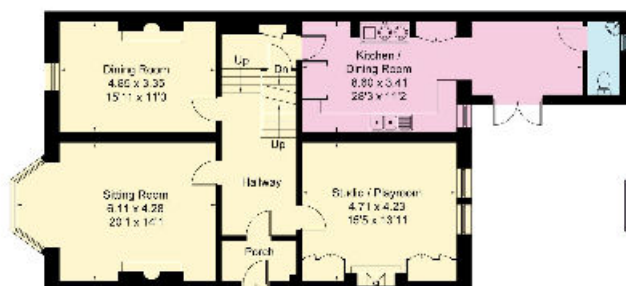
Mezzanine



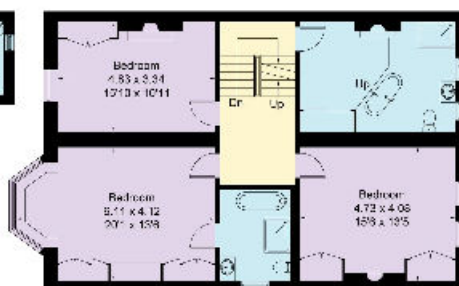
Second Floor



Lower Ground Floor



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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Services

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

Gas central heating.

High speed internet access.

Local Authority

Bath and North East Somerset - 01225 477000

Tenure

Freehold

Council Tax

Band G

Viewings

Strictly by prior appointment with the agent.



Connecting people & property, perfectly.

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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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