



The Deri
Batheaston, BA1



The Deri

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

A four bedroom detached family home in an elevated position, with pretty gardens and a swimming pool.

Ground Floor

Entrance hall | Living room | Dining room | Study
Kitchen/breakfast room | Utility room
Principal bedroom en suite shower room
Double bedroom | Cloakroom

First Floor

2 Double bedrooms | Bathroom

Gardens and Grounds

Office | Garage | Greenhouse
Gardens | Terrace | Swimming Pool

In all approximately 0.38 of an acre



Knight Frank Bath

4 Wood Street, Queen Square
Bath, BA1 2JQ

01225 325999

francesca.leighton-scott@knightfrank.com

knightfrank.co.uk



Situation

Bannerdown Close is in a semi-rural situation, 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, such as through Bannerdown Common and Bathford.

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

The House

'The Deri' is one of 13 houses on Bannerdown Close, its name derived from the old Welsh word for Oak trees, and given to this property because it's on the site where two Golden Oaks formerly stood; a fact also represented by the two carved stone acorns atop the pillars on either side of the entrance's iron security gates. The gates open onto a driveway and the rear of the house: a pathway from here leads around the side of the house to the front door which faces the garden.

Built in 1938, this two-storey home has been refurbished and extended over the years, most recently with a new kitchen/breakfast room and a brand new roof. The versatile spaces on the ground floor include two bedrooms, one with ensuite, and a study with glass doors onto the garden. The rooms have a mix of traditional and modern design, for example, the living room has wooden floorboards, stone mullioned windows, a stone fireplace and exposed wooden ceiling beams; while the in-toto kitchen features Corian worktops, Amtico flooring, slick kitchen units, built-in Neff appliances and modern lighting. Just off the kitchen there's a useful cloakroom as well as a utility room with a door to the garden.

Upstairs there are two good-sized bedrooms with built-in wardrobes and cupboard spaces and a family bathroom featuring tongue and groove panelling, fitted cupboards and a bath.





Gardens and Grounds

The gardens and grounds wrap around the house in approximately 0.5 acres, enclosed by iron gates at the front, walls on several sides and a combination of hedging and fencing on the rest. There's space for three cars on the driveway and more inside the garage. A path leads from the driveway around the side of the house to the rear and onto a large walled patio, at the centre of which is a 10m x 5m heated swimming pool. There's a large lawn here too and fabulous views to Bathford and the hills beyond. At the end of the lawn, a hedge with an iron gate leads through to another garden space enclosed by hedging all round.

There's a beautiful Harlow Carr Gabriel Ash greenhouse, a good-sized wooden shed, and six raised bed wooden vegetable beds with gravel surrounding them. At the side of the plot, a mix of Beech and fruit trees form a small orchard (including a Mulberry tree) and lead to the office, a wooden-framed building with wifi and power.

Directions (BA1 7JN)

Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 straight until you reach a large roundabout, take the second exit towards Batheaston/local. Continue onto High St and then onto London Rd East. At the roundabout, take the 2nd exit onto Bannerdown Road. At the next roundabout, take the 2nd exit onto Bannerdown Drive, then turn right onto Bannerdown Close. The Deri is on the right hand side. There is parking outside, or on the property's driveway through the gates.

Services

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

Local authority

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



Council Tax

Band G

EPC Rating

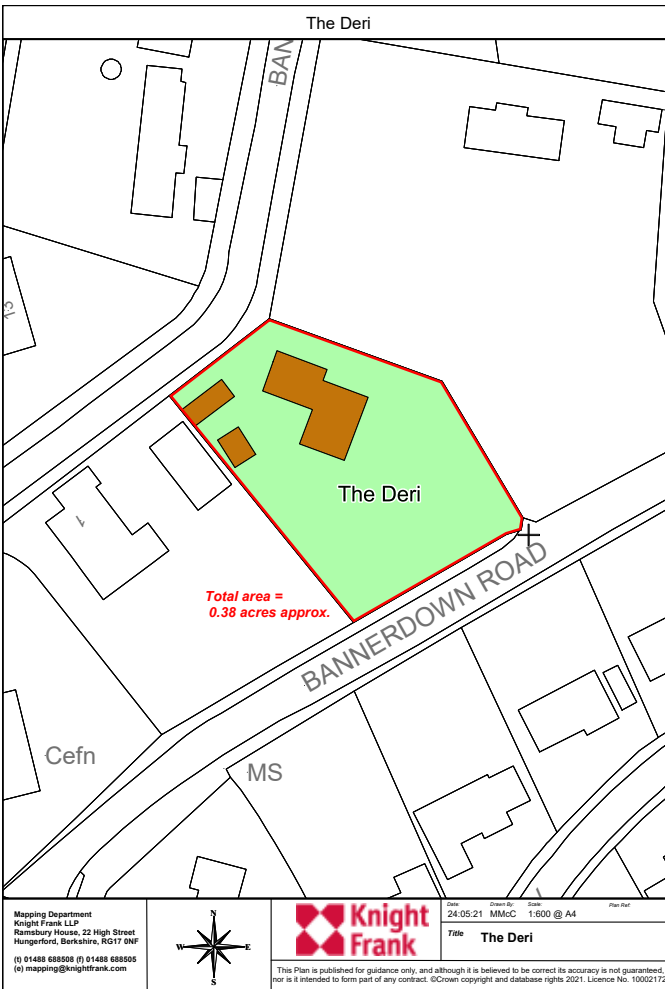
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Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.



Approximate Gross Internal Floor Area

Main House = 161 sq m / 1,735 sq ft

Outbuilding = 32 sq m / 341 sq ft

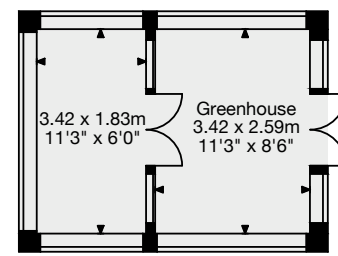
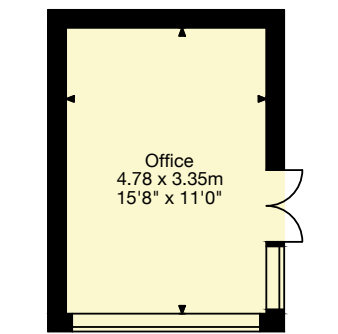
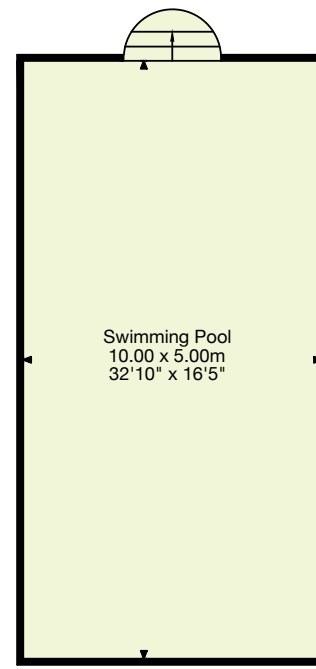
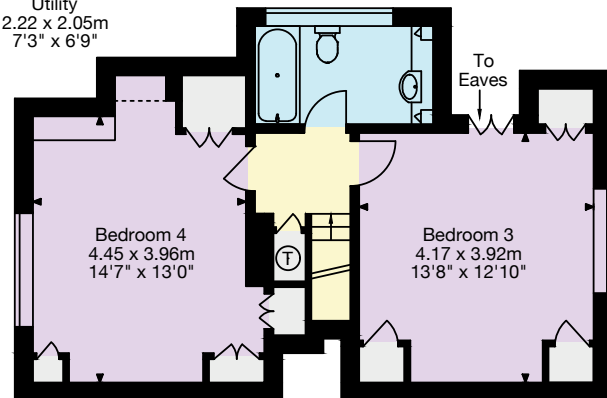
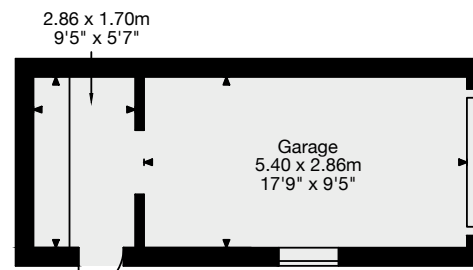
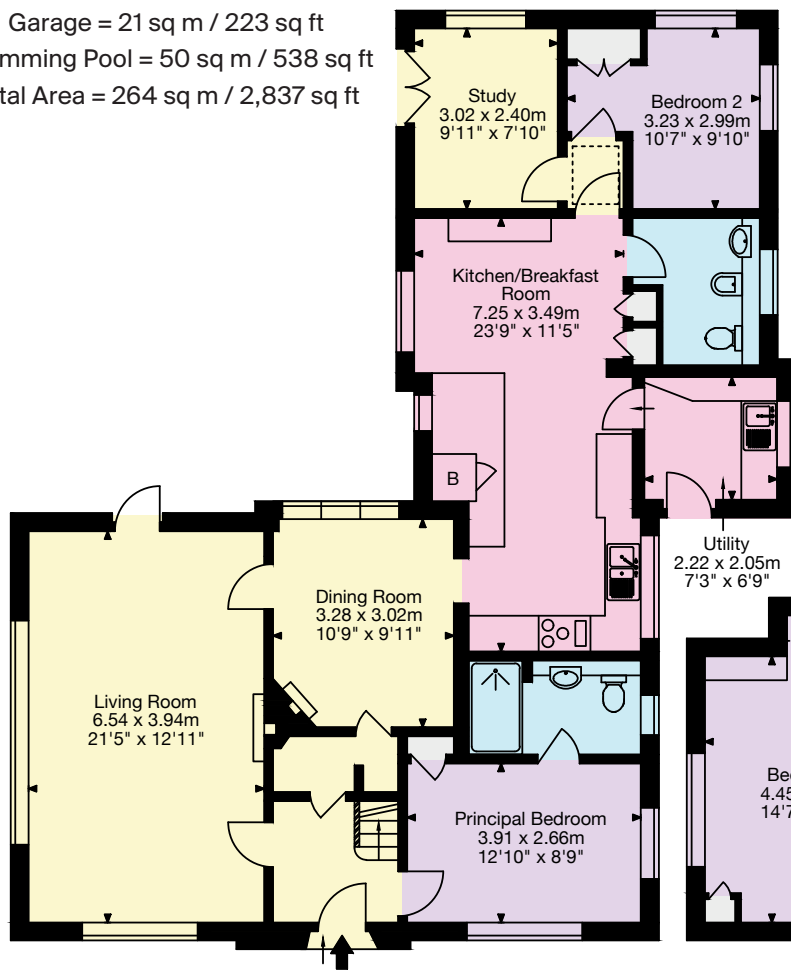
Garage = 21 sq m / 223 sq ft

Swimming Pool = 50 sq m / 538 sq ft

Total Area = 264 sq m / 2,837 sq ft



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



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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