

Hantone Hill, Bathampton, Bath



A modern four bedroom family home, in a great location with far-reaching views.

Accommodation

Ground floor Entrance hall | Open plan kitchen/dining/garden room | Living room
Family room | Utility room | Shower room

First floor Principal bedroom en suite shower room | 3 double bedrooms | Bathroom

Outside Gardens | Terrace | Off road parking

Distances

Bath City Centre & Bath Spa Station 2.5 miles, Corsham 8 miles, Bradford on Avon 8 miles
M4 (J18) 10 miles(All distances are approximate).

Situation

No. 12 sits in an elevated position on the edge of the sought after village of Bathampton, to the east of the city. There are many footpaths nearby ideal for walking or cycling along the towpath to Bath.

There are various local amenities in the village within walking distance including the famous George pub, Bathampton Mill riverside restaurant, a doctors' surgery, village cafe, Spar convenience store, and St Nicholas Church. There is also an active village hall offering a range of activities, playgroup, private day nursery and a recreation ground.

The village has a primary school with Ofsted "outstanding" rating and the property is within the catchment area for highly regarded schools in Bath.



The House

No. 12 was built in circa 1960 but has been thoughtfully renovated and extended by the current owners to provide an excellent detached family house with stylish and spacious accommodation which is arranged over two floors.

On the ground floor from the entrance hall is the living room with woodburner, and the spacious open plan kitchen/dining/garden room, which is a wonderful modern family living space, which looks over the garden and beyond. From here there is a versatile room which could be a family/play room, office or fifth bedroom. Also on this floor is a utility room and a cloakroom.

On the first floor is the principal bedroom with en suite shower room and Juliet balcony; there are then two good sized double bedrooms, a small double bedroom and the family bathroom.

Outside

At the front of the property there are lawns enclosed by hedging with the two driveways either side, which provide space to park a few cars. There is also additional parking available behind double timber gates which is a good spot for discretely parking a larger vehicle such as a mobile home or caravan.

The rear gardens are mainly laid to lawn, bordered by mature plants and shrubs. From the house a terrace with glass balustrade leads onto the entertaining terrace which is a perfect place to take in the wonderful views!





Directions (BA2 6XD)

Leaving the centre of Bath on the Warminster Road/A36 go past Bathampton Lane on your left hand side, and take the first right onto Hantone Hill. Follow the road round to the left and you will find No. 12 on your left hand side.

Property information

What Three Words: ///liner.caller.tests

Services: Mains water, electricity and drainage. Gas fired central heating.

EPC: C

Method of Sale: We are advised that the property is Freehold.

Guide Price: £995,000

Local Authority: Bath & North East Somerset Council - bathnes.gov.uk

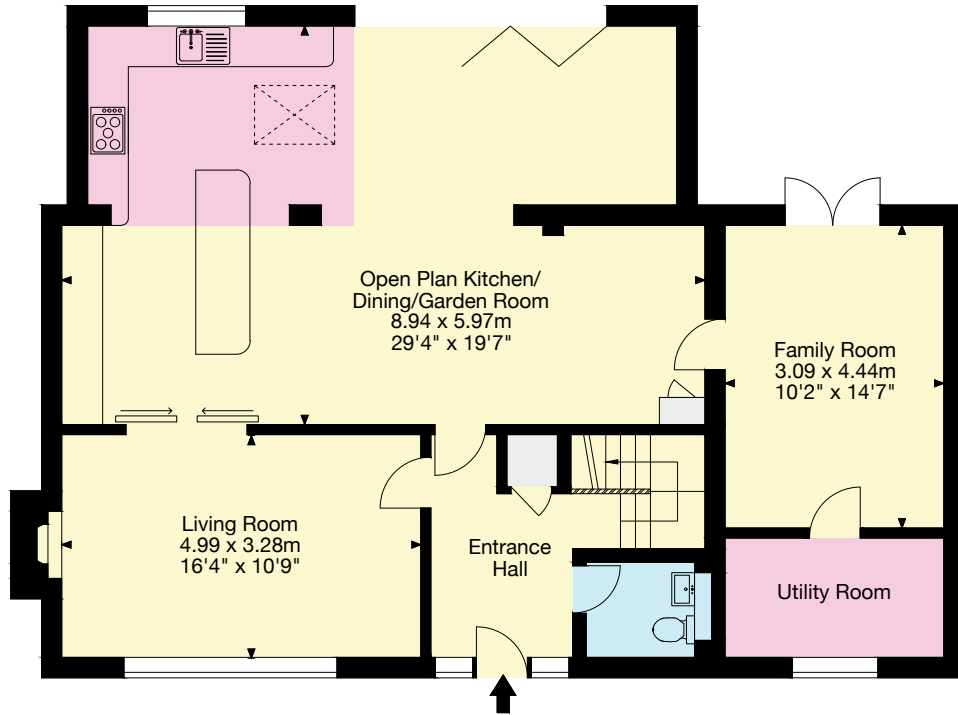
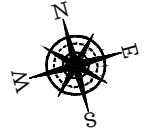
Council Tax: Band F

Viewing: Strictly by prior appointment with the agent.

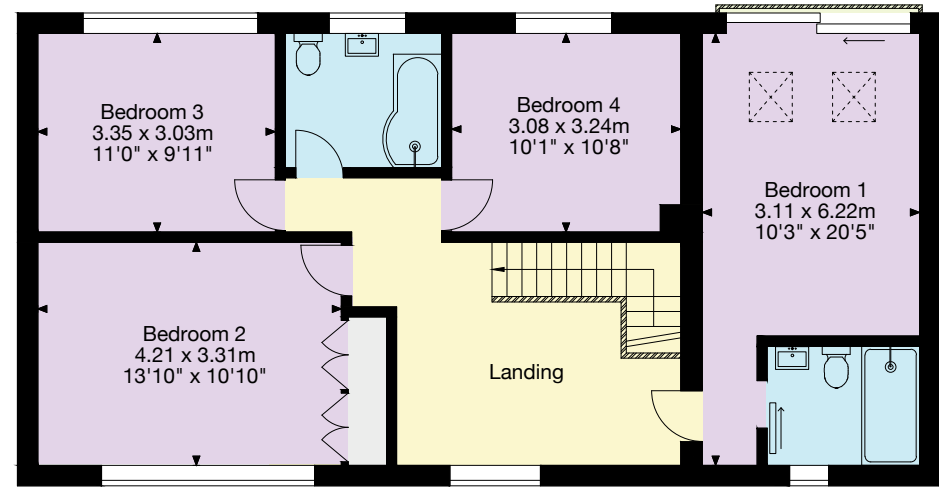


Total Area = 182.8 sq m / 1,968 sq ft

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.



Ground Floor



First Floor

Knight Frank Bath

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Queen Square, Bath
BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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 [May 2024]. Photographs and videos dated [April 2024].

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