

# Hadley Cottage, Ralph Allen Drive, Bath BA2

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# Detached four-bedroom family home in Bath with gardens, garage and parking.

## Accommodation

**Ground floor** Kitchen/Dining Room | Room Family Room | Living Room | Utility | WC

**First floor** Four bedrooms | Family Bathroom

**Outside** Gardens | Driveway | Garage | Bin/bike Store

## Distances

M4 (J17 or 18) 12 miles, Central Bath 1.2 miles

(All distances are approximate).

## Situation

Situated at the top of Ralph Allen Drive, opposite Prior Park College and Gardens, Hadley Cottage is in a semi-rural location. It's close to countryside, woodland and walks, yet just 1.2 miles from Bath Spa railway station which has a mainline rail link to London Paddington and Bristol Temple Meads. There are local shops, doctors/pharmacy and a pub nearby.

Bath's city centre has an exemplary range of restaurants, bars and entertainment facilities, as well as numerous cultural attractions. There are many sporting opportunities in and around Bath including golf, cricket, horse racing and rugby. A number of good state and independent schools are within easy reach, including Prior Park, Ralph Allen and King Edwards.





## The House

Built in 1928, this detached family home sits in the centre of its plot, surrounded by enclosed gardens. The main entrance is at the side of the house and opens into a light hallway. There's an archway into the kitchen/dining room - a generous space with engineered oak flooring, double aspect windows and a kitchen island/breakfast bar separating the rooms' functions. A useful larder and WC fit into the under stairs space.

Adjacent to the kitchen is the family room - an extension to the original house - with windows on all sides, French-style doors onto a rear garden terrace and a door into the utility on one side.

The ground floor accommodation also includes a living room with stone fireplace, woodburner and double aspect windows.

Upstairs, the bannisters wrap around a light-filled landing, leading to all four bedrooms and the family bathroom. Each of the bedrooms have attractive views onto the gardens and neighbours beyond.





## Gardens, Grounds & Outbuildings

The garden wraps around the whole house, enclosed by a mix of hedging and fencing. At the front, wooden gates open onto a paved driveway, with parking for three cars to the side as well as plenty of turning space. New, wooden bin and bike stores are neatly tucked into the corner on one side; on the other a lawn, which continues around the side, is surrounded by a deep border with shrubs and small trees. At the rear and the other side, the garden is mostly lawn, with a few apple and cherry trees, a beech tree and beech hedging. The paved terrace continues around the house, with space for dining, and leads to the rear entrance to the garage. Used for storage and as an office, the garage has built-in cupboards, laminate flooring and electric/internet power sockets (there's Truespeed fibre optic cabling in the area).

## Directions (BA2 5AE)

From Knight Frank's offices on Queen Square. Head west on Beauford Square/Queen Square/A4 towards Princes St. Continue onto Chapel Row. Continue onto Charles St/A367 Continue to follow A367. Turn right onto St James's Parade/A367 Continue to follow A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge Roundabout, take the 1st exit onto Claverton St/A36. Turn right onto Claverton St/Widcombe Parade Continue to follow Widcombe Parade. Turn right onto Prior Park Rd/A3062. Continuing up the hill, Hadley Cottage is near the top, on the right.



## Property information

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

**EPC:** E

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

**Offers in excess of:** £1,300,000

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band G

**Viewing:** Strictly by prior appointment with the agent.



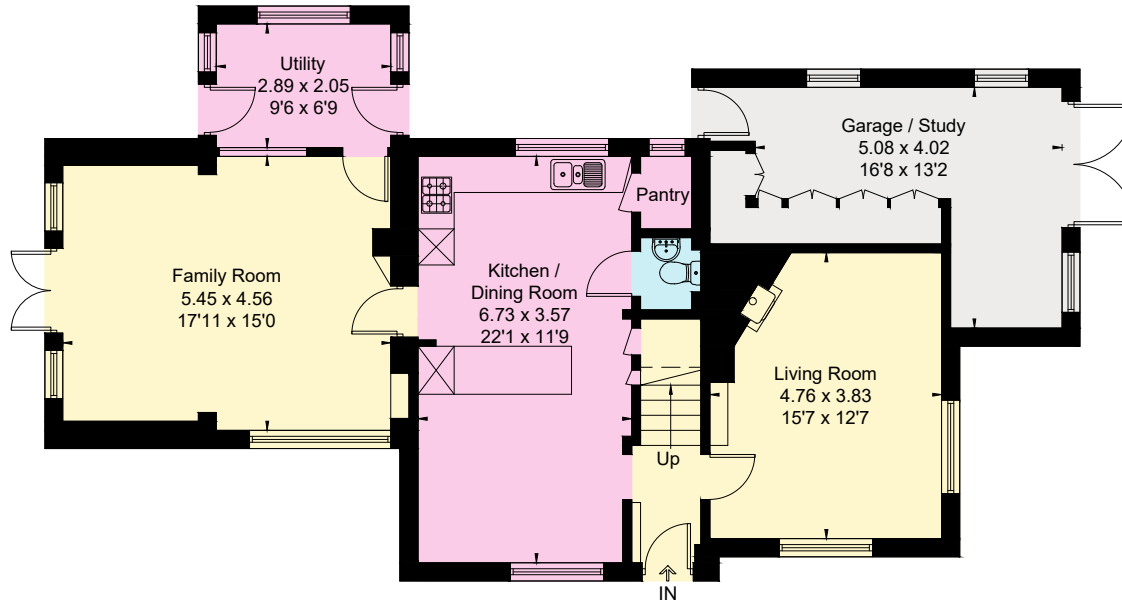
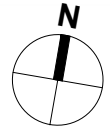


Main House = 164.1 sq m / 1,766 sq ft

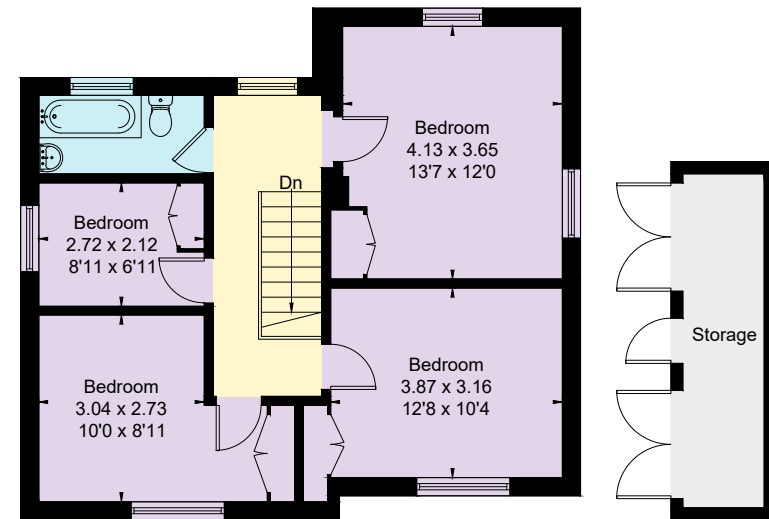
Storage = 7.5 sq m / 81 sq ft

Total Area = 171.6 sq m / 1,847 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.



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

**Knight Frank Bath**

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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 [April 2022]. Photographs and videos dated [April 2022].

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