



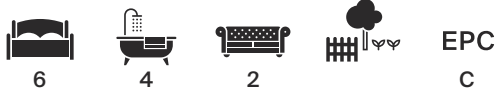
Combe Park, Bath BA1



Situation

Combe Park is a sought after residential road located on the North West side of the World Heritage City of Bath. There is easy access to the city centre as well as local amenities on Chelsea Road and in Weston Village, including a bakery, optician, deli, green grocers, supermarket, pharmacy and bike shop. It is a practical location that's well positioned for nurseries and schools, as well as the Royal United Hospital. Several green spaces are within an easy walk, such as Weston Park and Lansdown Cricket Club, as are footpaths that connect to the Cotswolds Way and Cotswolds AONB.

Bath city centre is easily reached by bus, or by bike or on foot via Victoria Park or the riverside path. The A4 (Bristol) and the M4 can be easily reached whilst avoiding central Bath.



Guide price: £1,650,000

Tenure: Available freehold

Local authority: Bath and North East Somerset Council

Council tax band: G



The House

No. 12 Combe Park is a Victorian semi detached house on a generous plot. It's an impressive property that's been totally renovated, extended and refurbished to create a stylish and spacious family home.

The front door opens to an inner porch with glazed door and side panels to the hallway. It's a striking entrance, with dark paintwork and floorboards and stairs both up and down. The monochrome sitting room has a marbled fireplace with built-in cupboards and lit shelving in the recesses. White shutters in the triple bay blend into the newly installed double-glazed windows - a feature that continues in many rooms around the house. The walls in the sitting room, and throughout most of the property are white, creating a continuity of decor throughout. The exception is the playroom,

with its dark panelled walls. All the rooms have generous ceiling heights and most have historical details such as coving, picture rails and ceiling roses.

The kitchen/dining/living space is in the extended part of the house at the rear. It's a fantastic modern space with three-metre high ceilings, an elevated roof light/window, exposed brick walls and porcelain flooring with underfloor heating. The kitchen features a large central island and first-class fixtures and fittings including Fisher & Paykel range cooker and American-style fridge freezer. The extension was architect-designed and built by the Stonewood Group (who have also worked on The Newt in Somerset) and includes stunning Crittal-style windows and doors from Fabco Sanctuary.

The utility room (complete with two AEG washer-dryers) is tucked away in the corner, with the plant/boiler room and separate WC. Back in the hall, steps down are into a neat basement, perfect for storage or as a wine cellar.

Up to the first floor, a large family bathroom with marble tiling and slick shower and freestanding bath is reached first. Then, a few steps up to the main landing, you will find the principal bedroom suite with en-suite shower room and wedding doors to a dressing room (big enough to be another bedroom). There is also a large second bedroom on this floor, the windows overlooking the garden at the rear.

The upper floors have a further three good-sized bedrooms (one of which is currently used as a study), and a shower room; the rooms here have curved ceilings (still with plenty of head height) and eaves storage.







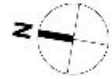
Garden and grounds

At the front of the house, the driveway is exceptionally spacious, with the house set back a good distance from the road and sheltered by hedging.

The driveway and rear garden are separated by a fence at the side of the house with access to the garden via a gate. From inside the house, the floor tiles in the kitchen/dining/living space merge into their outdoor equivalents, creating a near seamless flow when the Crittal-style double doors are open onto the dining terrace/patio which is complete with Philips Hue smart lighting. The rest of the East-facing rear garden is enclosed by fencing and is mostly lawn.



Approximate Area = 301.8 sq m / 3248 sq ft
 Basement = 34.6 sq m / 372 sq ft
 Total = 336.4 sq m / 3620 sq ft
 Including Limited Use Area (30.1 sq m / 324 sq ft)



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