

1 Chelscombe Close, Bath

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# A modern family home with parking, garage and a private garden in sought-after Lansdown.

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## Accommodation

**Ground Floor** Hall | Kitchen/Dining Room | WC

**First Floor** Sitting Room | 2 Bedrooms/Office | Bathroom

**Second Floor** Principal Bedroom Suite | 2 Bedrooms | Bathroom

**Outside** Front and rear gardens | Garage | Driveway | Balcony/Roof Terrace

## Distances

M4 (J17 or 18) 8 miles, Central Bath 2 miles (All distances are approximate).

## Situation

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. Within the development, there's a small supermarket, a large green space and a children's playground, as well as great views and walks nearby, including onto the Cotswold Way and Charlcombe Valley. Two great pubs are within easy walking distance. An excellent choice of schools is available in both state and independent sectors including Abbot Alphege Academy and St Stephen's C of E School (primary) and The Royal High School, Kingswood and King Edward's (secondary).

The location offers the best of both city and country with easy access into Bath, a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. In both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.





## The House

Built six years' ago in the first phase of the development, number 1 Chelscombe Close is a good-sized, modern family home with parking, garage and a private garden.

Inside, the hall has space for coats and storage and there's a WC. The tiled flooring runs throughout the ground floor into the kitchen/dining/living room. It's a large, open-plan space with kitchen to the front of the house, and dining/living room to the rear, where double-glazed doors open on to the garden.

Up to the first floor, the sitting room spans the width of the house. A glazed door opens on to a small balcony/terrace with glazed panelling. There are two bedrooms at the rear, with views to the garden. The larger bedroom has fitted wardrobes and the smaller bedroom is set up as an office with high-speed fibre directly into the property. A bathroom and large storage cupboard are also on this floor.

Up to the second level, the footprint is duplicated with a principal bedroom suite at the front, featuring a wall of fitted wardrobes, shower ensuite and glazed doors onto a small outside terrace. There are two further bedrooms and a family bathroom.







## Gardens and Grounds

Attractive stone walls enclose the front garden, accessed via a gate, the path leading to the front door. The terrace on the first floor forms an outdoor portico above the front door. To the right of the house, a tarmac driveway with space for three cars, leads to a garage. There's gate access here to the rear garden, which has fencing on all sides of its boundary. The garden has paving adjacent to the house - a dining terrace - a gravel area with raised flower bed at the rear, and the rest is laid to lawn.

## Directions (BA1 9DL)

A From Queen Square, proceed along Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up, past The Hare and Hounds pub on the right. Turn right into Granville Road and towards the end of this road, Chelscombe Close is on the right.

## Property information

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

**Tenure:** Freehold.

**Local Authority:** Bath and North East Somerset - 01225 477000.

**Council Tax:** Band G.

**EPC:** B.

**Guide Price:** £895,000

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP.

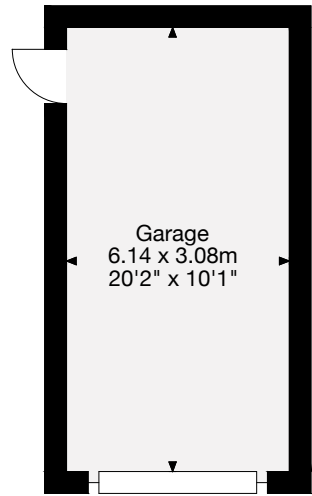


Main House: 168 sq m / 1,808 sq ft

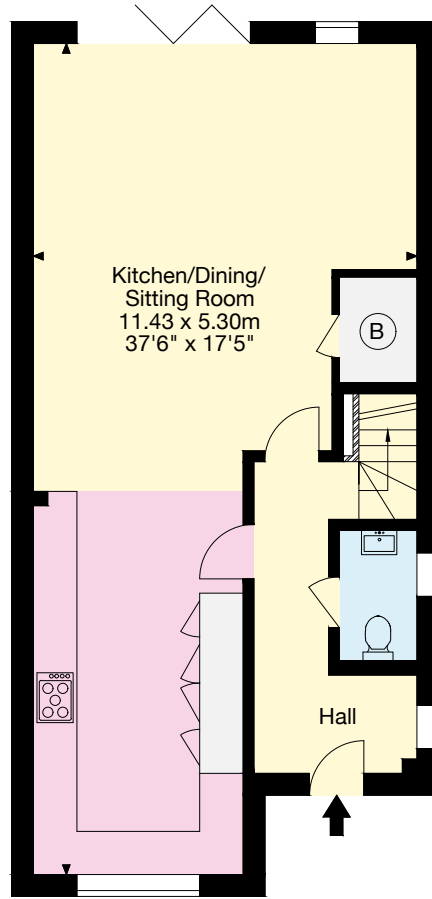
Garage: 19 sq m / 204 sq ft

Total Area: 187 sq m / 2,012 sq ft

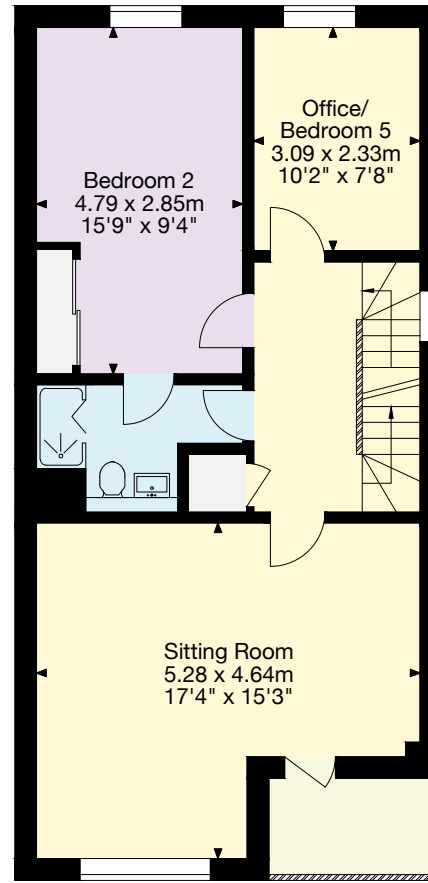
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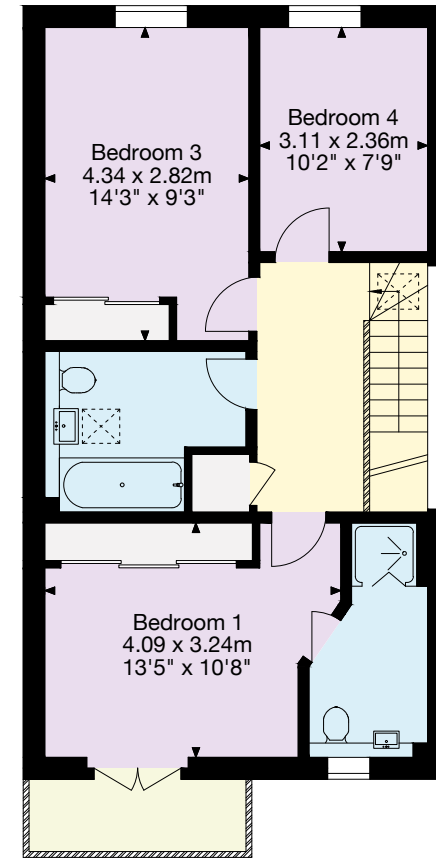
Garage



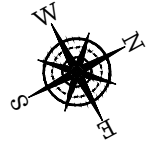
Ground Floor



First Floor



Second Floor



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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 [January 2024]. Photographs and videos dated [January 2024].

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