

The Old Vicarage, Bathford, Bath

An exceptional detached six bedroom family home, with landscaped gardens.

Summary of accommodation

Ground floor Entrance hall | Living room | Sitting room | Open plan kitchen/dining room
Study area/scullery | Utility room | Wet room

First floor 4 double bedrooms | Office/bedroom 5 | Studio/bedroom 6 | Bathroom
Shower room

Gardens and grounds Gardens | Sun terrace | Single garage | Parking

In all approximately 0.49 of an acre

Distances

Bath 4 miles, Bradford on Avon 5 miles, Chippenham 11 miles (All distances are approximate).

Situation

The Old Vicarage is located in an elevated position within the highly desirable village of Bathford, which lies on the eastern edge of the city.

All of your day to day amenities are on hand within the village to include a great village shop & cafe, post office, church, village club and an excellent pub, The Crown. There is also a regular bus service into Bath.

The property is well placed for commuting by road with easy access to Junction 18 of the M4 which links to London and the wider national motorway network. High speed rail links are available from Bath Spa Station and Chippenham Station.

There is an excellent primary school in the village, in addition to a great selection of state and private schools in and around the Bath.



The House

Built in the 1930's The Old Vicarage features immaculately presented accommodation arranged over two floors, which provides versatile modern family living space.

On the ground floor from the entrance hall there are two good reception rooms both with woodburners, and at the heart of the house is the beautiful open plan kitchen/dining room leading through to a really useful study area/scullery with a door that opens onto the sun terrace at the front of the house. Also on this floor is the utility/laundry room and a wet room.

On the first floor there are four good sized double bedrooms, a single bedroom which is currently used as an office, a single bedroom which is currently used as a studio and the family bathroom.

There is a large attic which could be converted subject to obtaining the necessary consents.



Property information

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

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

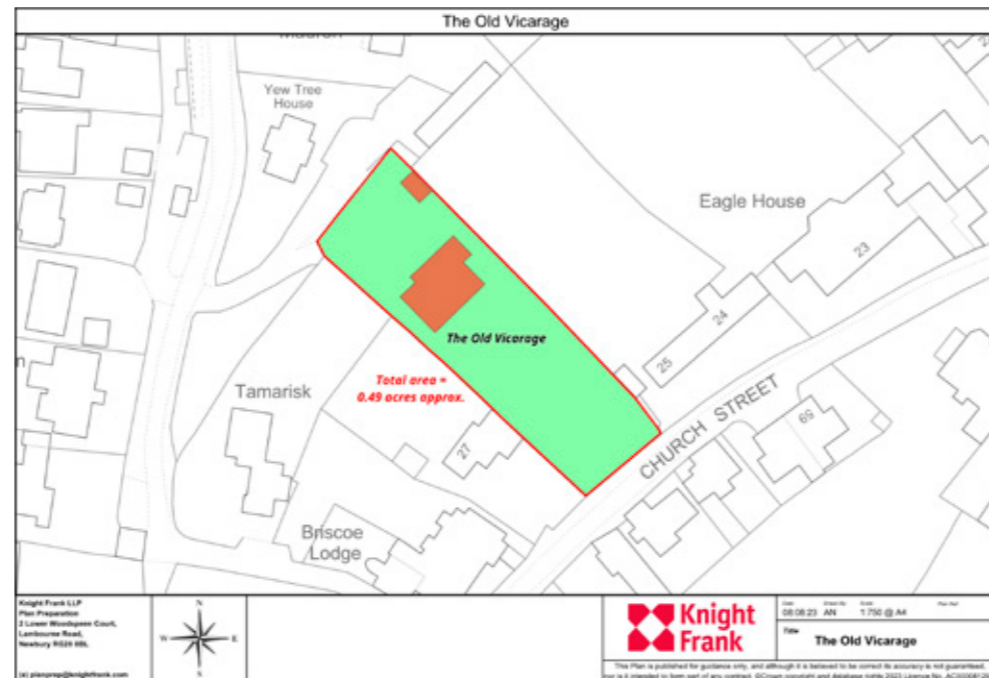
Local Authority Bath & North East Somerset Council - bathnes.gov.uk

Council Tax Band G

EPC D

Guide price £2,175,000

Viewings Strictly by prior appointment with the Knight Frank, LLP



Gardens and grounds

The property is approached via a shared driveway, leading onto a private driveway where there is plentiful parking in addition to the single garage.

At the rear of the property the garden is arranged in two tiers, with level lawns and pretty flower beds.

There is a sun terrace at the front of property.

NB. The rear boundary wall gate and gatepiers are Grade II listed.

Directions (Postcode BAI 7RW)

From Bath head east along the A4/London Road and at the roundabout take the 3rd exit onto the A4 slip road to Chippenham/Bradford-on-Avon/A363. At the next roundabout take the 3rd exit onto Bradford Road/A363 and then turn left onto Bathford Hill. Take the first right onto Ostlings Lane and you will find the property on your left hand side.

What Three Words

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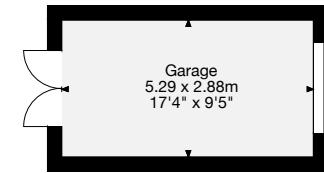
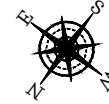
Approximate Gross Internal Floor Area

Main House: 316 sq m / 3,401 sq ft

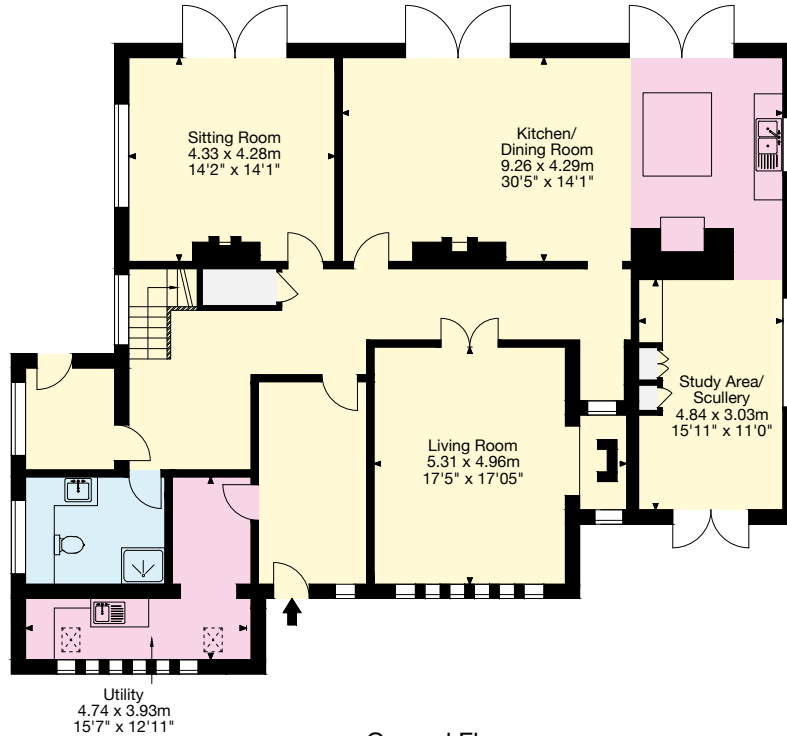
Garage: 15 sq m / 164 sq ft

Total Area: 331 sq m / 3,562 sq ft

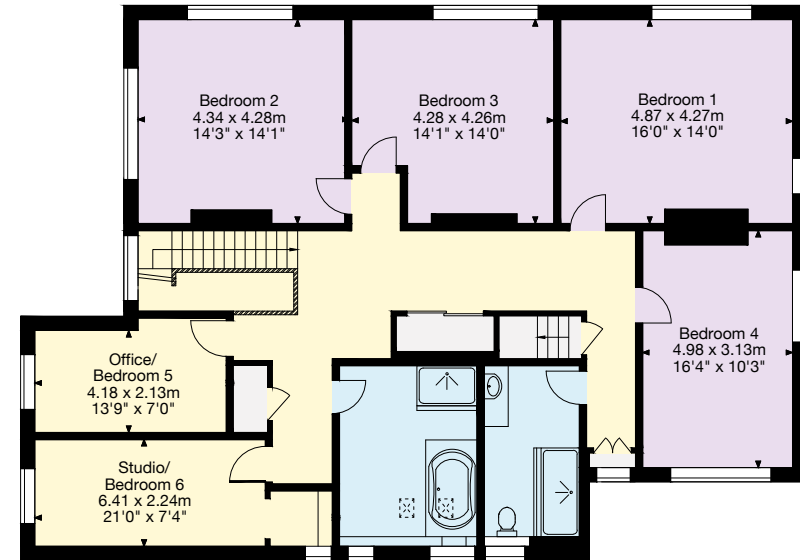
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



Ground Floor



First Floor

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
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 [August 2023]. Photographs and videos dated [August 2023].

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