

101b Church Road, BA2



A detached, five-bedroom house, with garden, studio and parking in Combe Down village.

Accommodation

Ground Floor Kitchen/Dining Room | Living Room | Study | Utility | WC

First Floor Principal Bedroom Suite | 2 bedrooms (1 ensuite) | Family Bathroom

Second Floor 2 bedrooms

Outside Courtyard | Garden | Studio | Drive + additional parking space

Distances

Central Bath 2.5 miles, M4 (J17 or 18) 12 miles (all distances are approximate)

Situation

Combe Down sits on a ridge above Bath, 1.5 miles to the south of the city centre. The village is close to large areas of natural woodland, mostly owned and managed by the National Trust, and includes public footpaths such as the Bath Skyline trail. Combe Down comprises mostly 18th and 19th century Bath stone-built villas, terraces and workers' cottages. There is an active community with plenty of local amenities including schools, churches, shops, local societies and pubs.

A good mix of primary and secondary state and independent schools are nearby, including Combe Down, Ralph Allen, Three Ways, Monkton, Prior Park College and The Paragon.

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. Bath Spa railway station has a mainline rail link to London Paddington and Bristol Temple Meads.



The House

Built in 2000, 'Little Haven' at 101B Church Road lives up to its name, having all the benefits of modern construction, as well as a charming aesthetic and setting. Tucked away along a lane just off the idyllic Church Road, Little Haven has a gated drive at one end and a courtyard entrance at the other.

Entering through the courtyard, a utility and boot room offer a practical space for storage. It has new units with oak worktops and a large Belfast sink. This leads to the hallway with WC, staircase and doors into the ground floor accommodation. The kitchen/dining room is a large family space fitted with Mandarin Stone floor tiles, brand new cream-coloured units, larder, wine fridge, oak worktops and a double ceramic sink. A gas hob, electric oven and extractor is built into the chimney breast and other white goods are fitted. The island unit has a breakfast bar on one side, and there's plenty of space for a large dining table where views are to the garden. The south facing garden can be accessed via new French doors here and in the adjacent living room. The two rooms have double doors between them, making this a generous and flexible lateral living space. There's underfloor heating throughout the ground floor and first floor adding to the flexibility of furniture placement. The living room has a fireplace with gas wood burner, built-in cupboards and bookshelves. Both the living room and study have oak floorboards.

Upstairs, the first floor landing has a large skylight that floods the space with light and there's a wall of cupboards including a laundry cupboard, that offers generous storage. There are three double bedrooms and a family bathroom on this floor. All three bathrooms (two ensembles) were refurbished in 2011 and feature modern fixtures and fittings. Two bedrooms face the garden and have panelled double-glazed windows and fitted wardrobes. There's a large jacuzzi bath as well as shower in the principal bedroom suite, a shower room in the second bedroom and the family bathroom has a shower over the bath.

On the second floor, there are two further bedrooms, both with vaulted ceilings and skylights, which are perfect as kids' bedrooms or office spaces.

The Annexe

A garden studio, converted from the former garage, is at the end of the garden, at one side of the drive. It is soundproofed and has two rooms (it's currently used as a music studio).





Gardens and Grounds

A boundary wall wraps around this corner plot, with the front entrance via a wooden gate in the wall. It opens onto a courtyard, with space for seating and raised beds on one side. The pretty rear garden is south facing and has a dining terrace along the width of the house. A few steps up lead to a lawn with flowerbeds either side and a paved path across the lawn to the drive and studio. Adjacent to the front entrance, there is an additional parking space for one car.

Directions (Postcode BA2 5JJ)

Head north on Queen Square/A4. Turn left onto Queen Square PI/A4Continue to follow A4. Turn left onto Little Stanhope St. Turn left onto James St W. Turn right onto Green Park Rd/A367Continue to follow A367. Turn right onto St James's Parade/A367Continue 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/Sussex PI/Widcombe ParadeContinue to follow Sussex PI/Widcombe Parade. Turn right onto Prior Park Rd/A3062. Continue to follow A3062. At the roundabout, take the 1st exit onto North Rd. Turn right onto Tynning Rd. Turn right onto Church Rd. Turn right to stay on Church Rd. Little Haven, 101B Church Road is down a lane on the left.

Property information

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

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

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: ?

Guide Price: £1,250,000

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

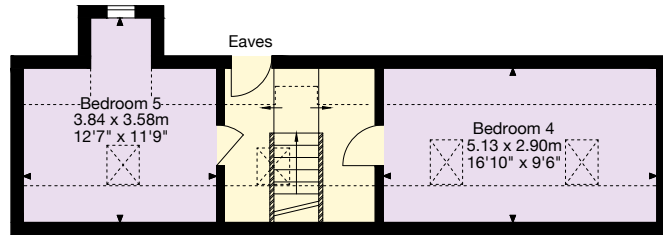
Main House = 197 sq m / 2,127 sq ft

Studio= 43 sq m / 468 sq ft

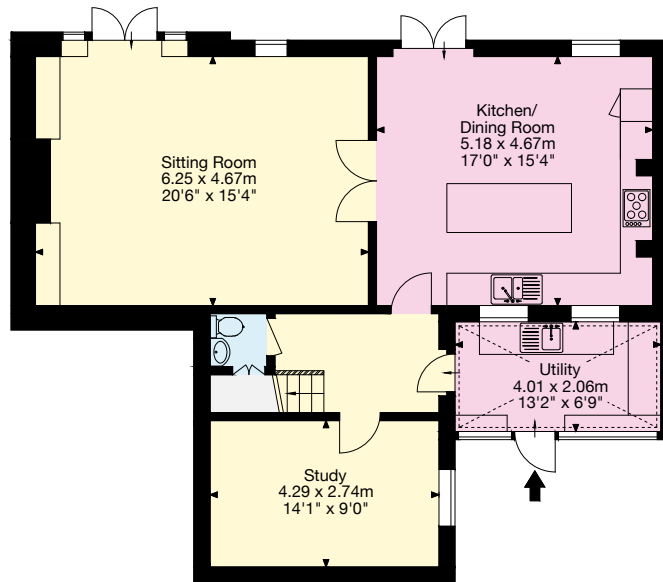
Total Area = 240 sq m / 2,595 sq ft

(Incl. Areas of Restricted Height)

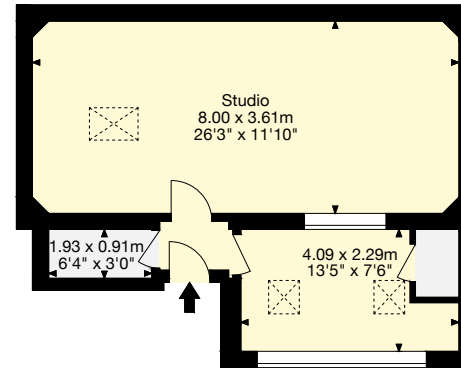
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



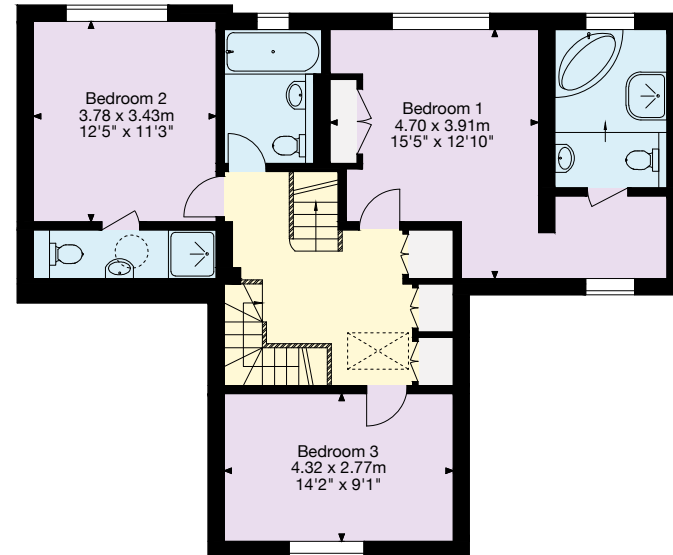
Second Floor



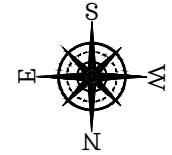
Ground Floor



Studio



First 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 [September 2023]. Photographs and videos dated [September 2023].

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