

A photograph of a two-story stone building with a red-tiled roof and a large brown garage door. The building is situated on a brick-paved driveway. There are several windows, a wooden front door, and some potted plants. The sky is blue with light clouds. A large tree is visible on the left, and a green tree on the right. In the background, another building is partially visible.

Lansdown View, Lansdown, Bath

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# A modern four bedroom detached home, in a great position close to the city.

## Accommodation

**Ground Floor** Entrance hall | Open plan living/dining room | Kitchen/breakfast room  
Cloakroom

**First Floor** Principal bedroom en suite | 3 double bedrooms | Bathroom

**Outside** Gardens | Single garage | Parking

In all approximately 0.28 of an acre

## Distances

Central Bath 3 miles, M4 (J17 or 18) 9 miles (All distances are approximate)

## Situation

The property is located in a unique location next to Lansdown Golf Club and Bath Racecourse, on the northend edge of the city.

It offers the best of both city and rural life, being just two miles from Bath city centre, with country walks on the doorstep and easy access to the M4, Bristol, the Cotswolds and beyond.

Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities and a mainline train station to London Paddington.

There are a range of sporting opportunities such as golf, cricket, horse racing and rugby and a selection of highly regarded private and state schools.

## The House

Lansdown View is a modern house that was built in 2002. The well proportioned accommodation is arranged over two floors, and provides good modern family living space. The property is presented in good order throughout, and is offered with no onward chain.

On the ground floor from the entrance hall is the spacious living/dining room with study area, woodburner and French doors leading out to the terrace. At the heart of the house is the kitchen with breakfast bar, integrated appliances and range cooker, this leads through to the dining area and in turn the integrated garage. There is also a cloakroom on this floor.



On the first floor is the principal bedroom with en suite shower room, fitted wardrobes spanning one wall and floor to ceiling windows allowing the natural light to flood in. From here there are three further double bedrooms, and a family bathroom.

## Outside

The property is approached through a sliding electric gate, onto a private driveway where there is parking for a few vehicles, in addition to the integrated single garage. This could be converted subject to obtaining the necessary consents.

The property benefits from a large level lawned garden with decked terrace featuring a covered hot tub. There is a large wooden outbuilding which could be used as a home office or studio, which benefits from air conditioning.

## Directions (Postcode BA1 9BT)

From Bath city centre, head North on Lansdown Road. Continue on this road for just under 2 miles, and then turn left into Lansdown Golf Club. Lansdown View is on your left hand side.

**What Three Words:** //flatten.overgrown.daylight

## Property information

**Services:** Mains water and electricity. Private drainage (shared septic tank). LPG fired central heating.

**Tenure:** We are advised that the property is Freehold.

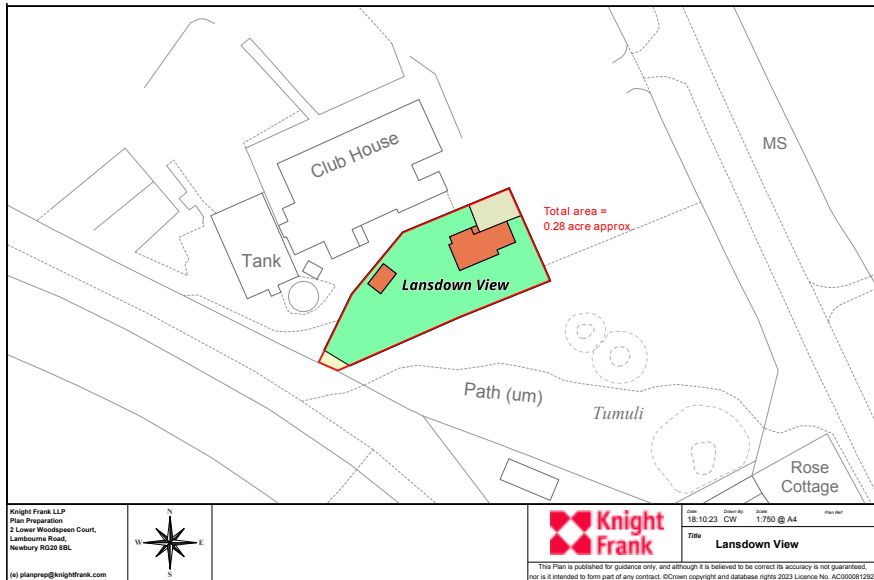
**Local Authority:** Bath & North East Somerset Council – bathnes.gov.uk

**Council Tax:** Band TBC

**EPC:** E

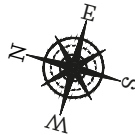
**Offers in excess of:** £895,000

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



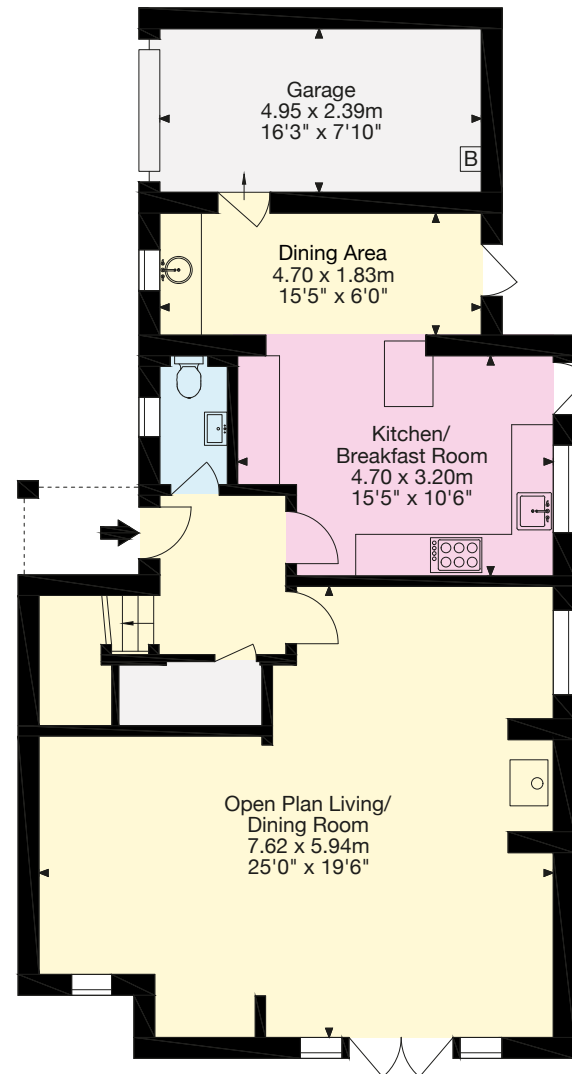
Main House = 163 sq m / 1,750 sq ft  
Garage = 11 sq m / 121 sq ft  
Total Area = 174 sq m / 1,871 sq ft

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.

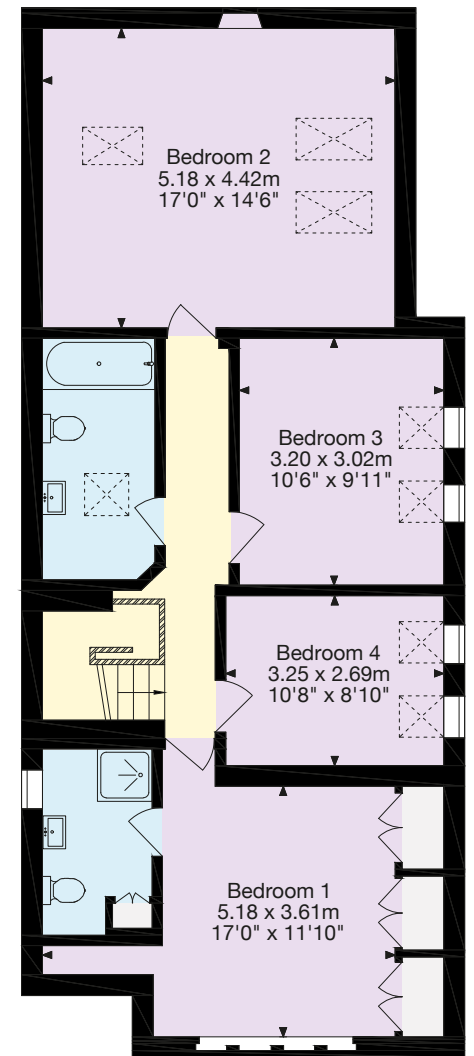


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Ground Floor



First Floor



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 [November 2023]. Photographs and videos dated [October 2023].

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