


8 Miller Walk


Bathampton




A detached four-bedroom family home with double garage in a quiet cul-de-sac in the heart of the sought-after village of Bathampton.

Bath City Centre & Bath Spa Train Station about 1.5 miles, Chippenham Train Station 12 miles, Bristol 15 miles, M4 (Junction 18) 10 miles (All distances are approximate).


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Summary of accommodation

Main House

Ground floor: Entrance Hall | Dining Room | Study | WC | Kitchen | Living Room

First floor: Main Bedroom En Suite | 3 Further Double Bedrooms | Family Bathroom


Outside


Gardens | Detached Double Garage & Driveway




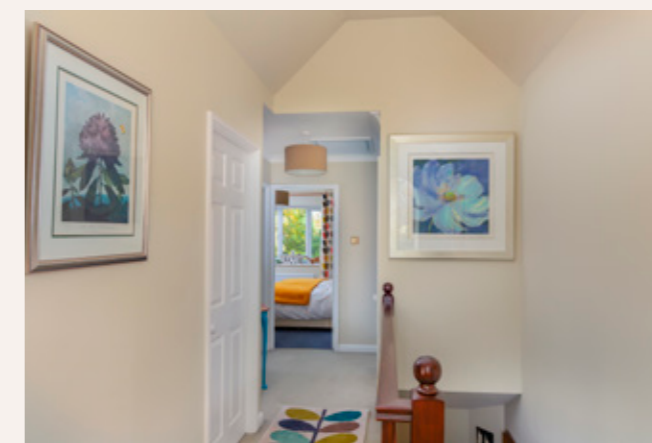
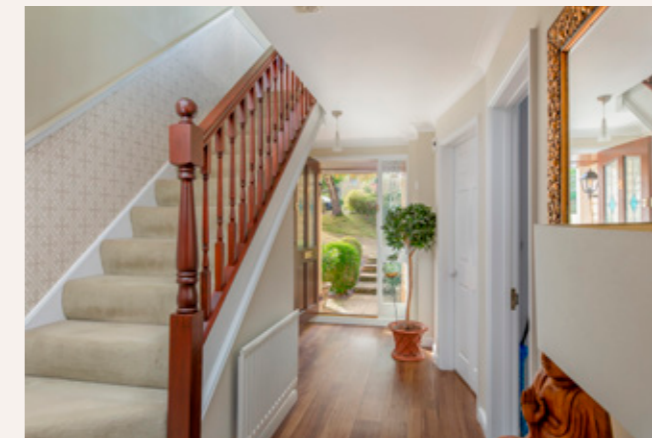
Situation

Times and distances are approximate.

 Bathampton is a popular village just over a mile southeast of Bath. It has a vibrant community, including groups like Dry Arch Growers, Scouts, and St Nicholas' youth groups. Amenities include an Ofsted rated “outstanding” primary school, private nursery, village hall, recreation ground, doctor’s surgery, Spar shop, Post Office, chemist and coffee shop. All are within a couple of minutes stroll from Miller Walk. The area is within the catchment for highly regarded schools, such as King Edwards and Monkton Combe.

 Residents can enjoy scenic walks along the River Avon, or a 20-30 minute walk into Bath city centre along the idyllic towpath of the Kennet & Avon canal. Bathampton also has two popular pubs; The George Inn and Bathampton Mill.

 The village has regular bus services to Bath, whilst good rail links are available from the mainline station at Bath Spa which provides regular travel to Bristol, London (Paddington in approximately 1hr, 20 minutes), and the south.



The House

Millers Walk is a quiet, small development of nine executive, detached, family homes built some 30 years ago in the heart of Bathampton village. The house has a very practical layout with accommodation arranged over two floors. It is stone built, well insulated, has recently installed double-glazed windows still under warranty and is “a delight to live in.” On entering the home there is a light entrance hall off which there are four good-sized rooms, one to each corner. A dining room to the right, a study to the left, both to the front of the house, and a kitchen and living room at the back overlooking the garden. There is also a cloakroom and a useful understairs cupboard.

The kitchen has been updated with exceptionally well-made solid maple “Stoneham” kitchen units, granite worktops, integrated appliances, and Fired Earth wall tiles. There is space for a breakfast table and a side door leads to the garden. The living room is a beautifully light room with sliding doors to a paved patio, the perfect spot to enjoy evening sunsets and al fresco dining listening to the occasional chimes of bellringing from Bathampton’s 13th century St. Nicholas’ church. There is a feature fireplace with JetMaster gas fire and double doors through to the dining room.

Upstairs is a lovely light and high ceiling landing with a feature arched window to the front of the house. There are four double bedrooms and a family bathroom. The main bedroom has built-in wardrobes, and the outlook through its large window is over the rear garden and towards Solisbury Hill, as immortalised by the Peter Gabriel song. The main bedroom further benefits from an en suite shower room. There is a well-insulated, good sized loft space accessed from the landing. An airing cupboard is opposite the main bathroom.



Gardens and Grounds

There is an attractive approach to the entrance of the house with two small lawned areas with side of a pathway lined with clipped box bushes. A gate to the side leads to the rear garden. It is well enclosed, level and mainly laid to lawn with flower borders containing a wide range of mature shrubs, trees, bushes, bulbs and plants. The detached double garage is stone built with up-and-over electric doors, power and light. The brick-laid driveway to the house provides parking for additional cars in front of the garage.

The secluded and private rear garden is a haven for wild birds. The present owner hopes that the buyer(s) will continue to enjoy watching the numerous robins, goldfinches, blackbirds and bluetits that are attracted by the garden's variety of trees and its protected feeding station.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that mains water, gas, electricity, and drainage are connected to the property. Gas central heating (new boiler 2021). Virgin fibre optics connection.

Local Authority: Bath and North East Somerset

Council Tax: G

EPC: C

Postcode: BA2 6TJ

Directions: Leaving the centre of Bath on the Warminster Road (A36) turn left on Down Lane (signposted Bathampton Village). Millers Walk is the second road on your left. The drive to the property is immediately on the right.

Viewings: Strictly by appointment with Knight Frank LLP.

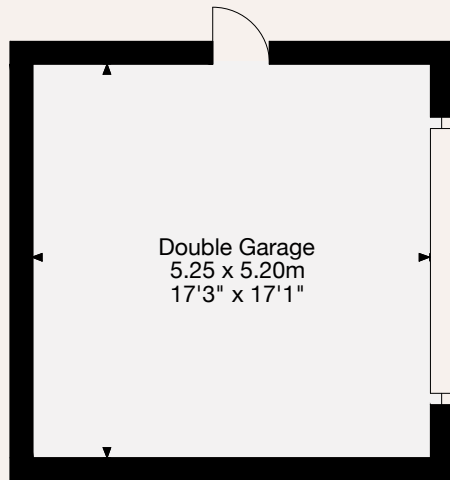
Approximate Gross Internal Floor Area

Main House: 135 sq m / 1,453 sq ft

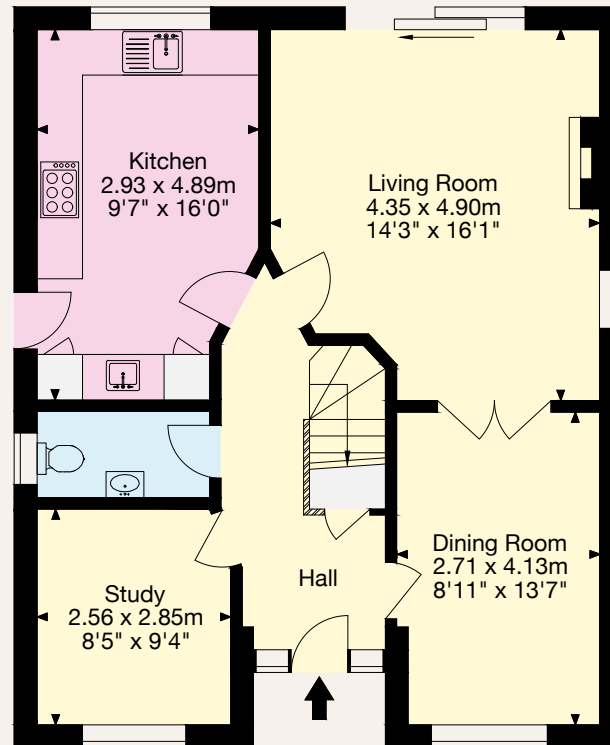
Garage: 27 sq m / 290 sq ft

Total Area: 162 sq m / 1,743 sq ft

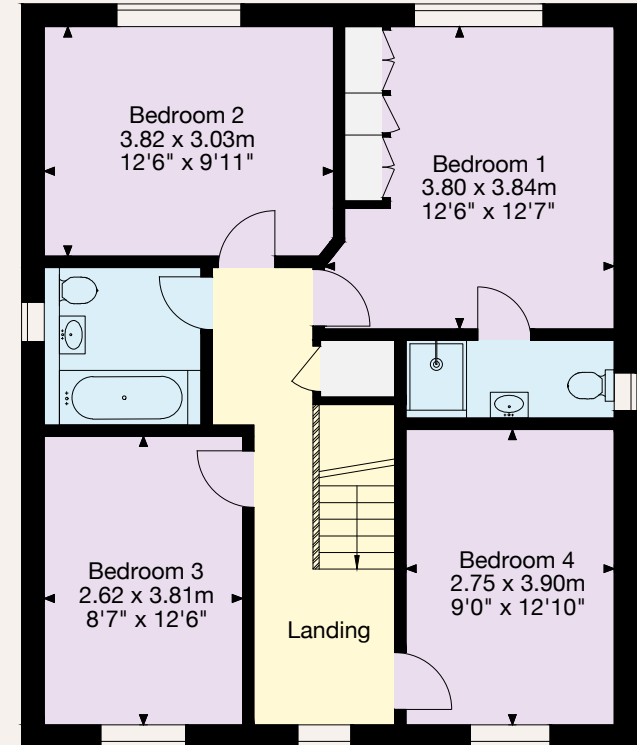
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



Ground Floor



First Floor

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

01225 325 992

sam.daniels@knightfrank.com



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 October 2024. Photographs and videos dated October 2024.

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