

Oriel Villa

Bath





A Grade II listed, four-bedroom house with garage and parking in Widcombe.

M4 (J17 or 18) 10 miles, Bristol 14 miles
(All distances are approximate).



Summary of accommodation

Lower Ground Floor: Kitchen/Dining Room | Utility | WC

Ground Floor: Hall | Living Room | Bedroom Suite

First Floor: Sitting Room/Study | Bedroom Suite | Bathroom

Second Floor: Two Bedrooms, one ensuite

Outside

Front and rear walled gardens | Drive | Garage | Parking

Situation

Times and distances are approximate.



Oriel Villa is on Prior Park Road in Widcombe, a popular conservation area with a thriving community and a high street packed with cafes, a butcher, florist, pharmacy, supermarket and several pubs. There's a local church, social club and schools. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries.



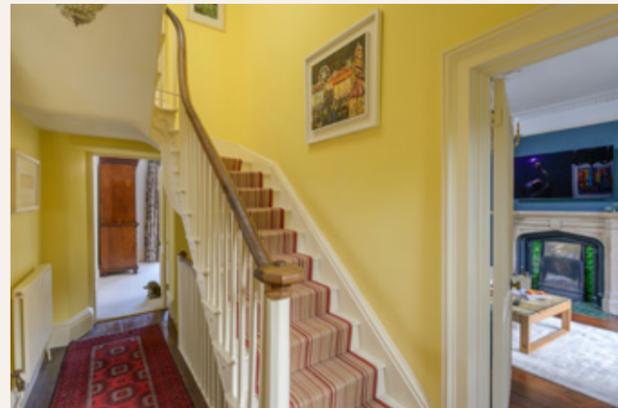
Local walks/cycle paths are also easily reached, including Bath Skyline, The Kennet and Avon Canal and Bath Two Tunnels Greenway.



Widcombe's proximity and level walking to the city centre and Bath Spa Station makes it an ideal place to live for commuters (Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads).



The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.

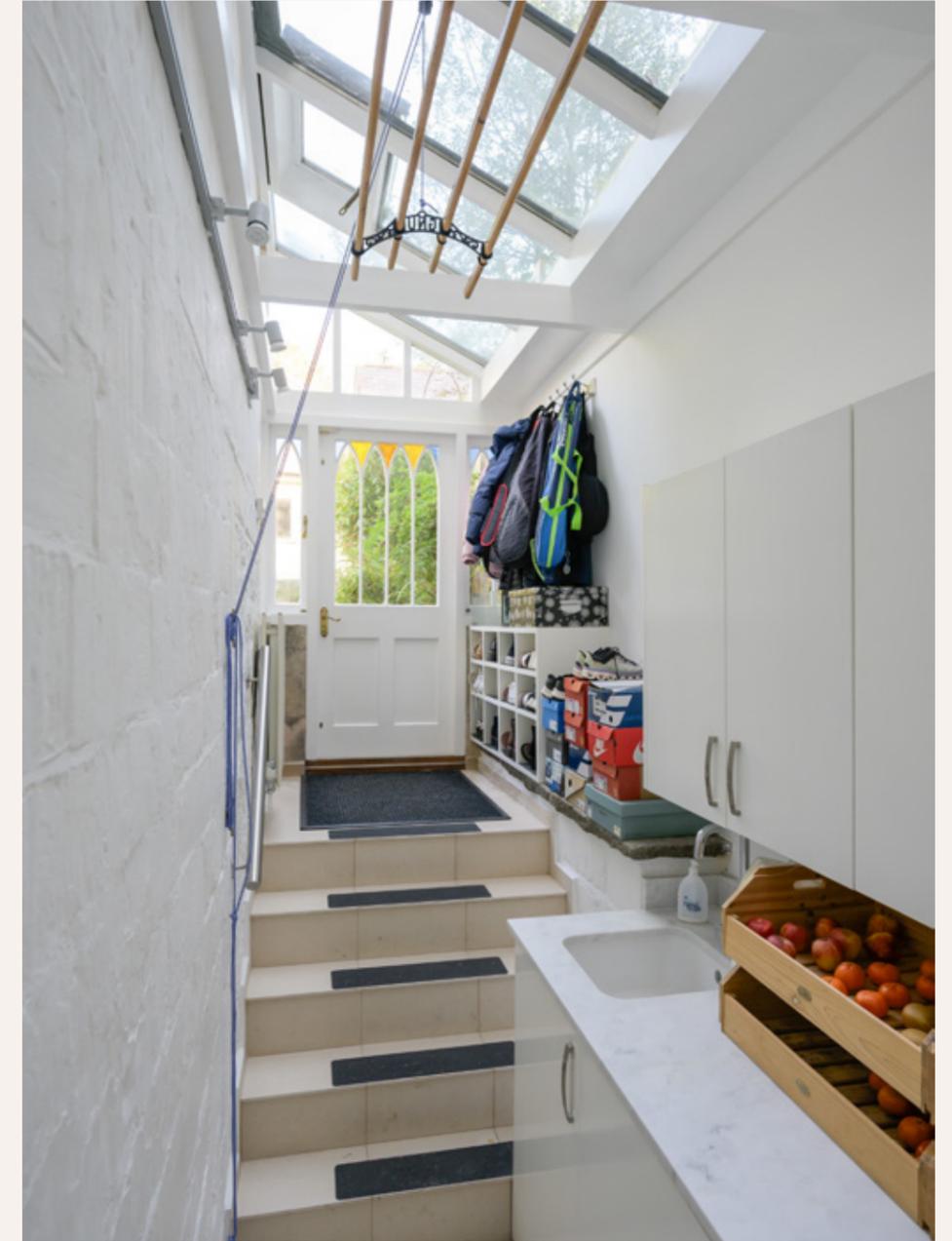


The Property

Built circa 1842, Oriel Villa is a Grade II listed, semi-detached, Tudor Gothic revival house. Packed with an abundance of original historic features, this generous family home has been extended and upgraded in recent years.

Inside the impressive arched front door with stone carve surround, there's a vestibule and hallway, with an elegant staircase leading to all floors. Downstairs is the open-plan kitchen/dining room, utility and WC. The kitchen has a central island, marble worktops and duck egg blue coloured units. There's an electric Aga range with gas hob, integrated white goods and a walk-in larder. The tiled flooring has underfloor heating throughout this floor (and in all the bathrooms on other levels). The dining room features a wood-burning stove and glazed double doors that open onto a paved terrace in the front garden. The utility room has glazed roofing, creating a light-filled space that has impressive amounts of storage and is home to the Worcester boiler, large Megaflo water tank, Grundfos pump and water softener - all of which were installed in 2009.

On the ground floor, an elegant living room has a stone fireplace (with working open fire), built-in shelving, wooden floorboards and original windows overlooking the front garden. A bedroom suite is at the rear of the house; in fact, all the bedroom suites are. The extension on the house - a stone 'tower' built to sensitively enhance the property - provides three ensuites for bedrooms over ground, first and second floors.



On the first floor, the beautiful period details continue into a sitting room/study, with stone fireplace, floor-to-picture rail windows with shutters and a Juliet balcony. In addition to the bedroom suite on this level, there's a shower room, so each of the bedrooms has its own bathing facility.

The second floor is home to the third bedroom suite and a bedroom. All rooms are generous in size, there's ample storage throughout the house, as well as a boarded attic space.



Outside

Oriel Villa sits in the centre of its plot, with a walled garden at both the front and rear. The main entrance is at the side of the house, on a private road where there is additional parking and access to both gardens and to the drive and garage.

The front garden is mostly lawn with mature shrubs and an apple tree. There's a paved courtyard - a perfect spot for seating - which is accessed from the dining room.

The rear garden is a relaxing, private space with high walls, seasonal planting and a level lawn. The garage has space for an SUV and automated doors.



FLOOR PLAN

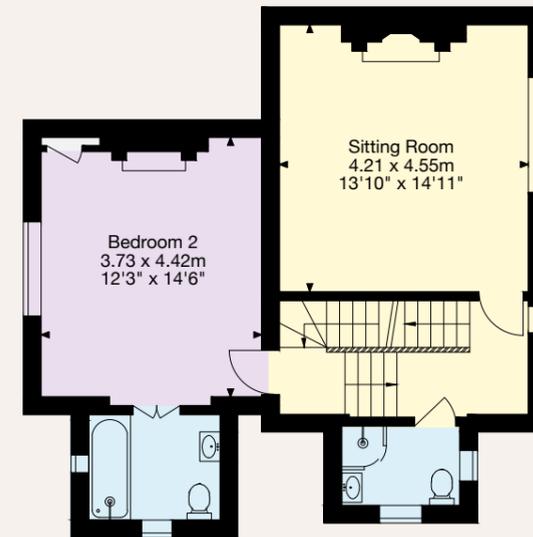
Approximate Gross Internal Floor Area

Main House: 196 sq m / 2,109 sq ft

Garage: 19 sq m / 204 sq ft

Total: 215 sq m / 2,313 sq ft

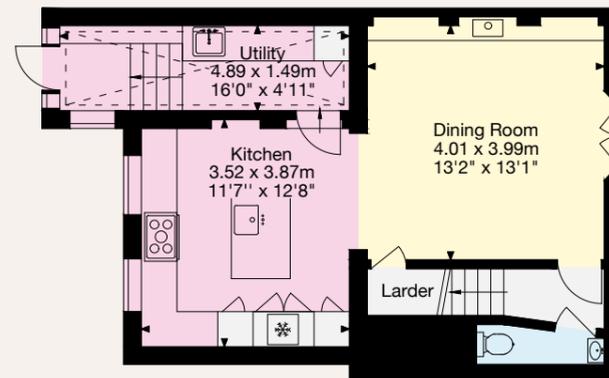
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



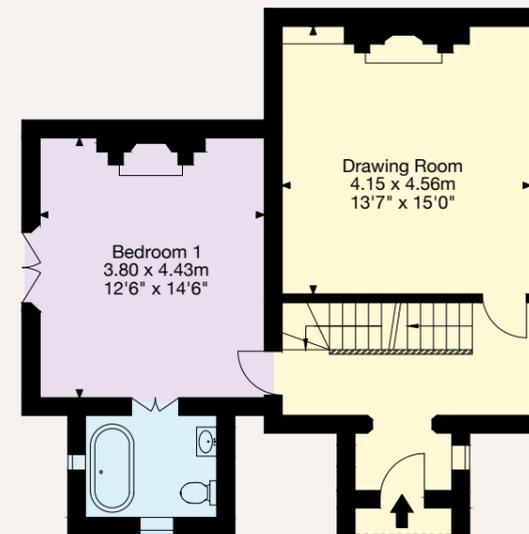
First Floor



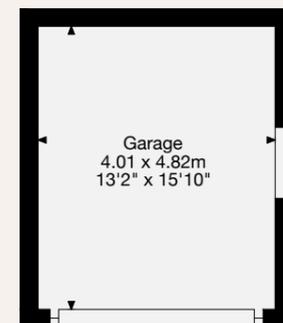
Second Floor



Lower Ground Floor



Ground Floor



Garage



Property Information

Tenure:

We are advised that the property is Freehold.

Services:

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

Parking:

In addition to the parking described, two permits are available by application to the local authority.

Local Authority:

Bath and North East Somerset - 01225 477000

Council Tax:

Band G

EPC:

E

Postcode:

BA2 4NF

Directions:

Head west on Beauford Square/Queen Square/A4 towards Princes St. Continue onto Chapel Row, then onto Charles St/A367. Follow A367 and turn right onto St James's Parade/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/Widcombe Parade. At the roundabout, turn right onto Prior Park Road. Oriel Villa is on the left hand side, opposite Prior Park Garden Centre.

Viewings:

Strictly by prior appointment with the Knight Frank, LLP



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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 November 2024. Photographs and videos dated November 2024.

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