

A high-angle photograph of a large, multi-level garden. The garden is divided into several terraces by stone walls. The top terrace features a paved patio area with a dining table and chairs, and a large glass conservatory. A set of stone steps leads down to a middle terrace with a lawn and a large purple tree. Another set of stone steps leads down to a bottom terrace with a lawn and a vegetable patch. The garden is filled with various plants, including roses, hydrangeas, and other flowering shrubs. In the background, a large, two-story house with a brown tiled roof and a stone chimney is visible. The house has several windows and a stone base. The surrounding area is lush with green trees and foliage.

Tregunter, Charlcombe Lane, Lansdown, Bath

# A thoughtfully extended detached family home set in beautiful gardens within the desirable area of Lansdown.

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## Accommodation

**Ground Floor** Entrance hall | Sitting room | Dining room | Kitchen | Garden room

**First Floor** Principal bedroom with en suite | 3 Further bedrooms | Family bathroom  
Separate WC

**Gardens and Grounds** Private driveway | Garage | Tiered lawned garden

## Situation

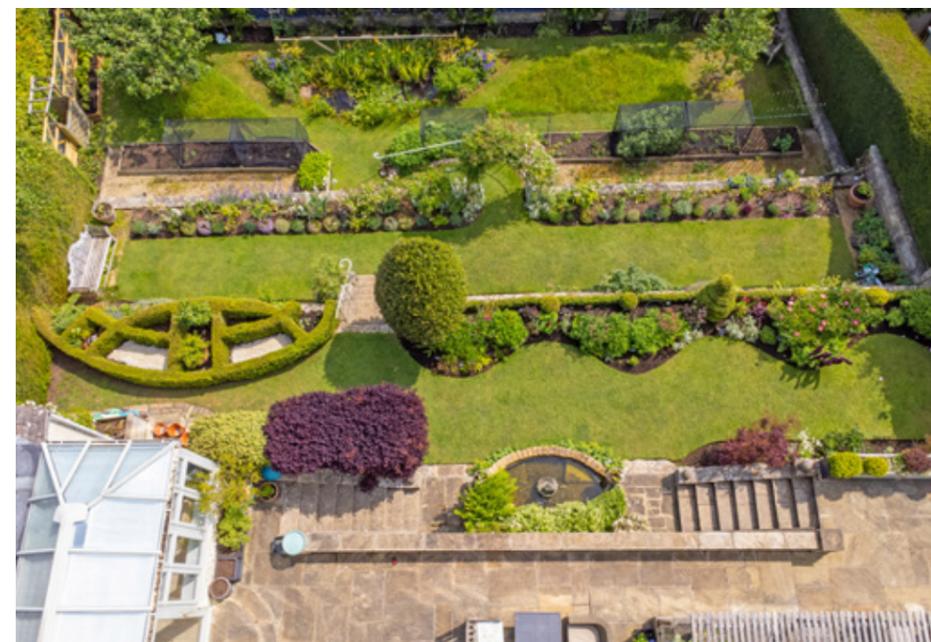
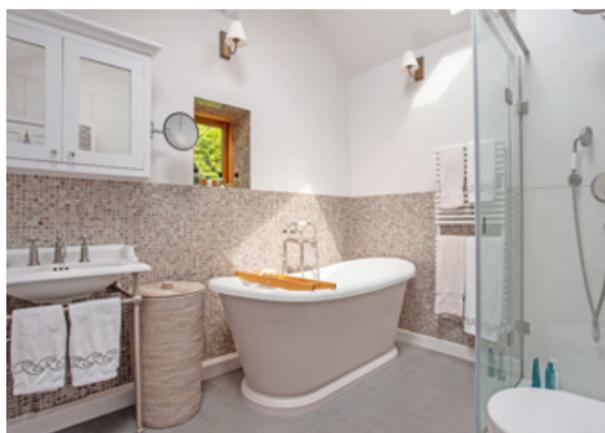
Lansdown Road is an excellent location for access to Kingswood and The Royal High School as well as being within the catchment area for St Stephens Primary School. Recreational amenities close by include Lansdown Tennis club, Lansdown Golf Club and Lansdown Race Course. There is good access to the comprehensive range of shops and amenities, which the centre of Bath has to offer. Equally famous for its golden architecture, Bath is home to many elegant crescents and streets interspersed with parks and recreational areas. This cosmopolitan city also enjoys many social and cultural facilities, fine restaurants and specialist shops. Bath is situated in glorious countryside and is easily accessible via the M4 motorway, the mainline train station and Bristol International airport.



## The House

Tregunter is a handsome detached family home arranged on just two floors in this most sought after address within Lansdown. The property has been beautifully maintained and extended by the current owners to create a charming home. The spacious front entrance hall offers a range of bespoke cabinetry as well as fully fitted coir matting. The light filled inner hall leads to the reception rooms and to the first floor. The principle sitting room is a wonderful space with double doors leading out to the beautiful terrace as well as fine features including a Cotswold stone central fireplace, a beautiful bespoke bookshelf and parquet flooring. Double doors lead out to the fine green English oak pergola with decking and a glass balustrade. The dining room leads from the hallway and is well-proportioned providing comfortable space. The professionally designed kitchen provides a range of painted units below granite worktops plus space for a dining table and chairs. A fully fitted dresser along with walk in pantry with natural ventilation add to the kitchen. Leading from the kitchen is a utility room with laundry room attached along with a garden room leading out to the beautiful terrace. There is also a back door and internal access to the garage, which has potential to be incorporated into the house subject to obtaining the necessary consents. Up on the first floor the light and airy landing leads to four bedrooms along with family bathroom and a separate cloakroom. The principle bedroom has a wonderful feel with triple aspect with the most sumptuous views to the rear; bespoke fitted wardrobes are on offer along with the most beautiful en-suite bathroom with roll top bath and a corner shower cubicle. All three additional bedrooms benefit from the far-reaching rural views across to Little Solsbury Hill.





## Gardens and Grounds

Tregunter is situated within stunning gardens in this highly desirable location in Lansdown, close to Bath and benefiting from panoramic rural views over countryside. The house is approached via a private driveway leading down to the parking area and the garage. The property has been extended to the side and the front creating a charming first look of the house. Featured in the National Garden Scheme the rear garden is exceptional and a special part of this fine home. The Cotswold stone terrace garden has been beautifully designed to create interest all year round with some rare and exotic specimens. The terrace leading from the house uses the view to its full effect creating the most pleasant place for enjoying what the house has to offer. Leading down from the terrace are lawned terraces with beautiful borders and a stunning water feature. To the bottom of the garden is the vegetable garden along with a natural pond.

## Property information

**Services:** Mains water, drainage, electricity, and gas are connected to the property.

**Tenure:** Freehold.

**Local Authority:** Bath and North East Somerset Council .

**Council Tax:** Band G.

**EPC:** D.

**Guide Price:** £1,650,000

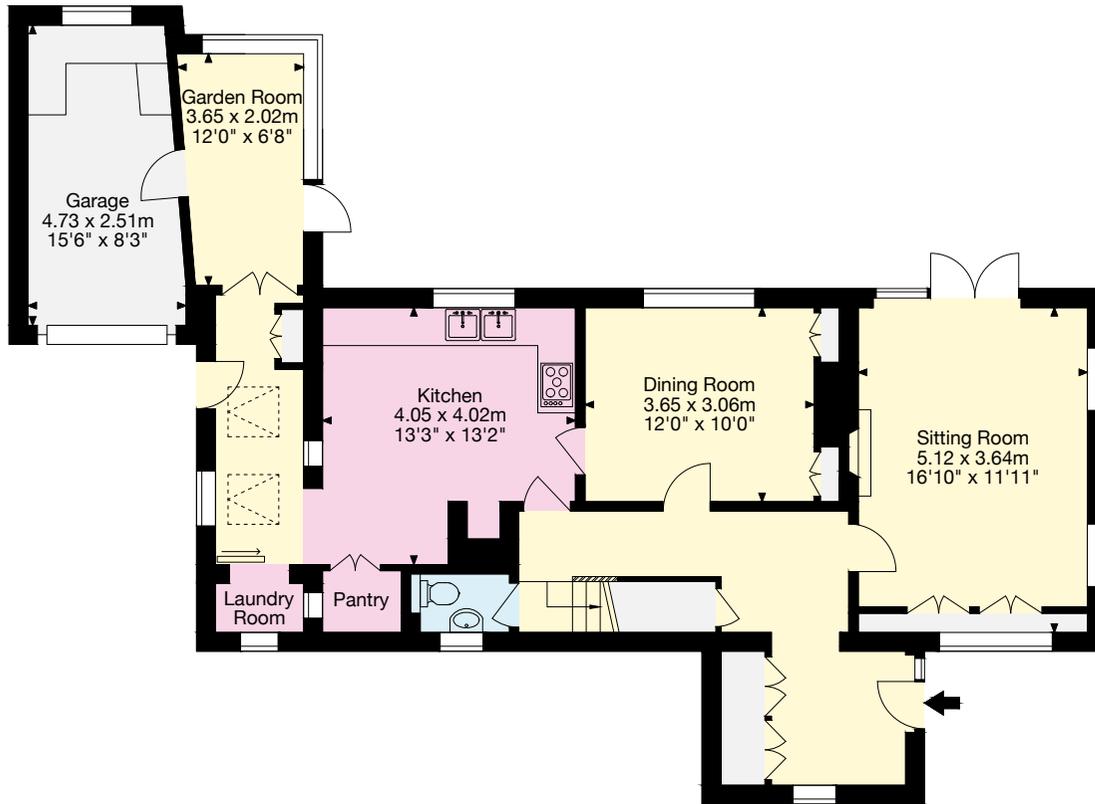
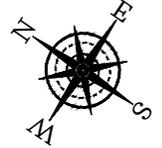
**Viewing:** Strictly by prior appointment with Knight Frank.

Main House: 156 sq m / 1,672 sq ft

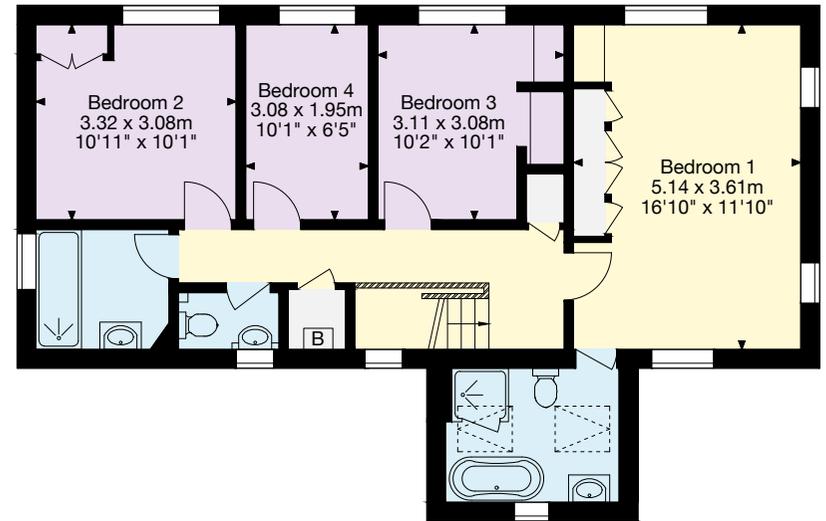
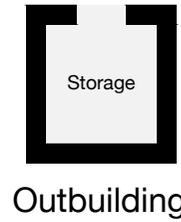
Garage: 11 sq m / 120 sq ft

Total Area: 167 sq m / 1,792 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.



Ground Floor



First Floor

**Knight Frank Bath**

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Queen Square, Bath

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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 [April 2024]. Photographs and videos dated [April 2024].

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