

Bloomfield Road

Bath

A semi-detached six-bedroom home with gardens, garage and views, on the southern slopes of Bath.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles
(All distances are approximate).



6



3



3

Summary of accommodation

Main House

Lower ground floor: Utility | Boot room | Boiler room | WC

Ground floor: Kitchen/dining room | Family room | Drawing room

First floor: Bedroom en suite | 3 further bedrooms | WC

Second Floor: Bedroom | Bathroom | Bedroom/study | 2 attic storage spaces

Outside

Driveway | Garden | Garage | Balcony



Situation

Times and distances are approximate.



Bloomfield Road is on the southern slopes of Bath, just above the popular residential area of Bear Flat. There are good local amenities, including two cafes, a gourmet restaurant, chemist and supermarket, as well as doctor's surgeries and dental practices near by.



Several local parks have playgrounds, bowls and tennis clubs, golf course, cycle track, football/games fields and a gym.



Well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and Beechen Cliff and Hayesfield secondary schools.



The city centre, Southgate shopping area and mainline railway station are within a mile - a downhill walk or short bus journey.



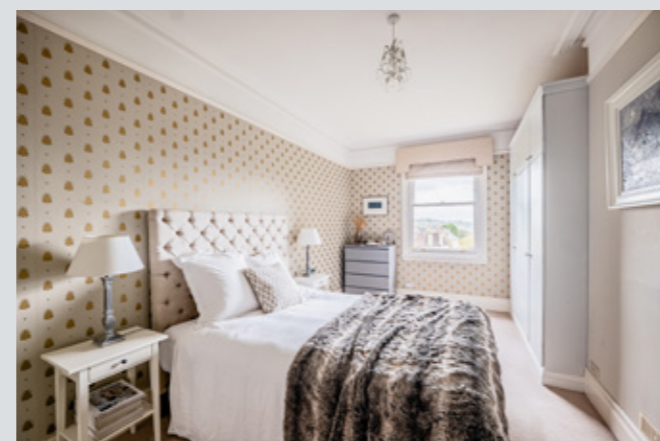
The Property

A porch at the side of this Edwardian family home frames the impressive entrance, featuring colourful glazing on the front door and surrounding panels. Inside, a spacious hallway instantly reveals the property's generous proportions. The drawing room benefits from triple-bay windows and has plenty of period details, including a fireplace with a log burner. Next door is a family room with built-in bookcases and a media unit.

Across the hall is the impressive kitchen/dining room with original wooden floorboards, a breakfast bar dividing the two spaces and French doors onto a balcony that's large enough for outside dining. The wooden kitchen units are painted a soft blue, worktops are wooden and the ceramic sink positioned under the window with far reaching views across the garden and beyond. Steps down from the kitchen lead to the lower ground floor's utility room, store room and WC. There's an external door here with access to the garden.

The first floor landing is light-filled from three aspects - there are two bedrooms at the front, one a bedroom ensuite and two at the rear with a separate WC on the side. Each of the bedrooms are generous doubles, the two at the front with the same footprint as the living accommodation below. The largest bedroom has direct access to a bathroom, a wall of fitted wardrobes and attractive lattice work radiator covers under the triple-bay. There are further fitted wardrobes in the other bedrooms, one with a vanity/sink unit.

The second floor has natural light via the skylight. Here, there's another good-sized bedroom with views west, a bathroom with bath and shower and walk-in storage. The other bedroom/study has two Velux windows and space for desks and storage. A door into the eaves reveals more useful storage space.



Outside

At the front, a recently laid driveway has parking and space for turning. There are decorative iron gates and box hedging neatly frames the shape of the front of the house; this home has 'kerb appeal'.

A tarmac path leads down the side of the property to the garden, of which there are two parts, separated by the garage. Both walled garden areas are mostly lawn, one with box hedging borders and mature shrubs, the other with several trees and wonderful west-facing views.

A terrace balcony on the first floor (from the rear - ground floor from the front) provides an outdoor seating and eating area with extensive views - on a good day as far as The Brecon Beacons!

Property Information

Tenure: We are advised that the property is Freehold.

Guide Price: £1,500,000

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

Local Authority: Bath and North East Somerset

Council Tax Band: G

EPC: E

Postcode: BA2 2AS

Directions: Head south on Queen Square/A4 towards Beauford Square/Wood St. Continue onto Chapel Row. Continue onto Charles St/A367. Continue to follow A367. Turn right onto St James's Parade/A367. Continue to follow A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge Roundabout, take the 2nd exit onto Wells Rd/A367. Continue to follow A367. Turn right onto Bloomfield Rd. Number 128 is on the right hand side, just before the turning to Englishcombe Lane.

Viewings: Strictly by appointment with Knight Frank LLP.

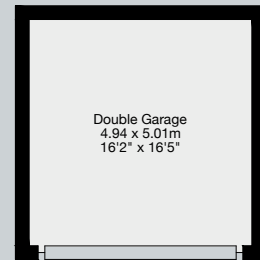
Approximate Gross Internal Floor Area

Main House: 297 sq m / 3,196 sq ft

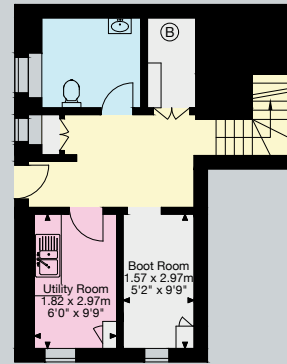
Garage: 24 sq m / 258 sq ft

Total Area: 321 sq m / 3,454 sq ft

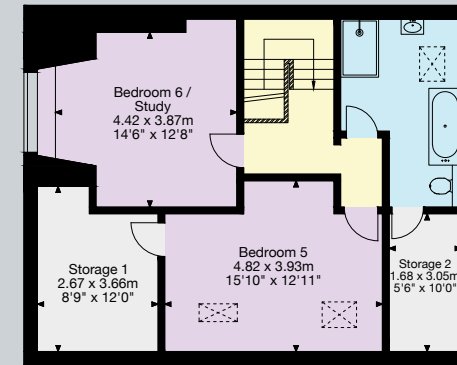
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



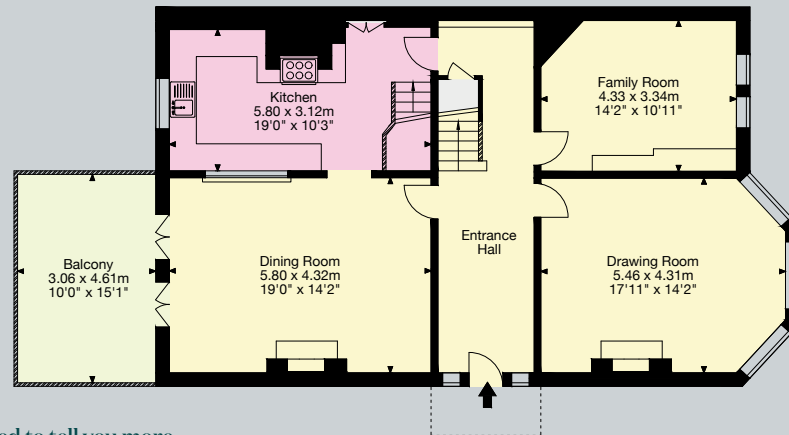
Garage



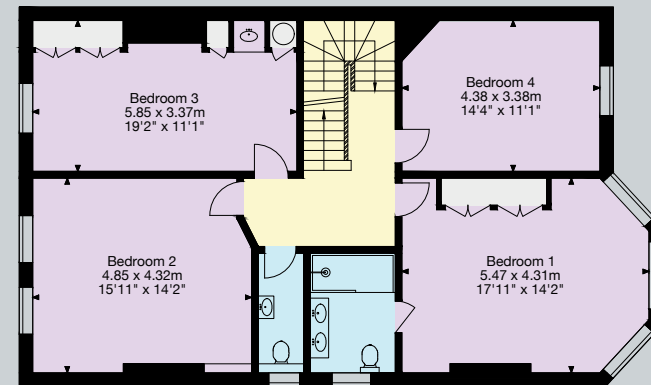
Lower Ground Floor



Second Floor



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 October 2024. Photographs and videos dated October 2024.

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