

# Anthony House

Junction Road, Bath



# A unique and modern, detached home with garden and parking, on the southern slopes of Bath.



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## Summary of accommodation

**Ground Floor:** Hall | Kitchen/Breakfast Room | Dining/Morning Room  
Living Room | Studio/Study | Cloakroom | Plant Room

**First Floor:** Principal Bedroom En Suite | Guest Bedroom En Suite  
Two Further Bedrooms with Shared En Suite Shower Room

**Garden:** Walled Courtyard Garden | Driveway/Front Garden



## Situation

(Distances and times are approximate)

Junction Road is on the southern slopes of Bath, just below the popular residential area of Bear Flat.



There are good local amenities, including a gift shop, cafe, delicatessen, gourmet restaurant, chemist and supermarket, as well as doctor's surgeries and dental practices near by.



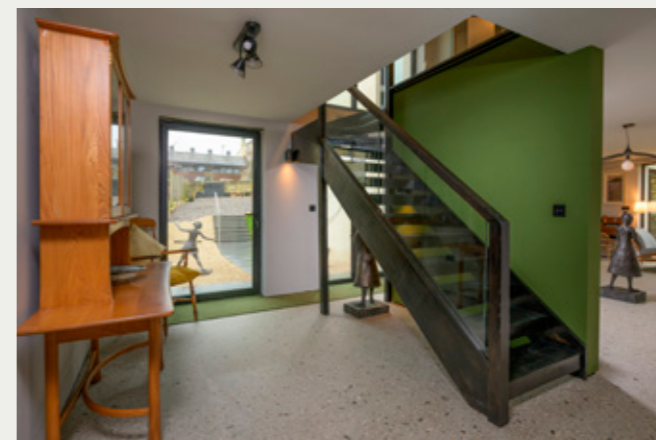
Well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and Beechen Cliff and Hayesfield secondary schools.



Oldfield Park train station is only a half mile walk away and provides easy access to Bristol city centre and as a link to London Paddington. Bath city centre, Southgate shopping area and mainline railway station are within a mile - a pleasant walk or short bus journey.



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



## The House

Anthony house is a detached, modern home of timber frame construction, completed in 2024. A unique property with carefully sourced and chosen fixtures and fittings which create a cohesive and harmonious design statement. The entrance hall leads onto the ground floor, open plan, living areas. The hall also features a handcrafted English ash staircase and a door opening into the studio/study. The studio/study has two glazed doors providing independent access. The open plan arrangement of the ground floor rooms allows for maximum flexibility; 'living spaces' flow naturally one into another and can be repurposed according to individual needs and tastes.

The kitchen and breakfast room is a striking feature of the house. The kitchen units and pantry cupboard are bespoke and include idiosyncratic handmade details in both design and function. The Fisher and Paykel appliances include twin dishwashers, a French style fridge-freezer, a downdraft induction hob, a microwave combination oven and a multifunction oven. The kitchen units are complemented by granite worktops and a quartz sink with a macerator. Italian porcelain tiles over the underfloor heating feature throughout the ground floor. All the windows and doors throughout the house are Reynaers aluminium framed windows with triple glazing.

The staircase from the hall leads to a generous upstairs landing. The simple arrangement of rooms from the landing allows for maximum flexibility as bedrooms flow from one to another. Spaces can be opened up or separated as family needs arise, or guests come and go. The principal bedroom and the guest suite both have en suite bathrooms, each with a bath and shower. Bedrooms three and four share an en suite shower room. The guest suite comprises an entrance area, bathroom, bedroom area and a sitting area with kitchenette. This room has a large picture window overlooking the courtyard garden to the Bath skyline beyond.



## Outside

Double gates from the road open into a large grassed area reinforced (with cellular Bodpave ) for parking, equipped with an EV charging point . The parking area extends to a front garden area where soft and hard landscaping follow the changes in levels as paved steps lead to the front door. Once inside the property, the rear courtyard garden can be accessed from all the ground floor living areas through multiple glazed doors. The courtyard is a private, south-facing garden area with gravel ground, raised beds with Magnolia, Weeping Pear and Amalanchier trees.

## Property Information

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

**Services:** We are advised that mains water, electricity and drainage are connected to the property. There is a Greenline R290 ground source heat pump, a rainwater harvester, 3-phase electricity, Zoned heating, an MVHR system, underfloor heating on the ground floor, Wi-fi controlled electric panels and electric towel rails on the first floor, and PIR lighting outside.

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

**Council Tax:** Band G

**EPC:** B

**Guide Price:** £1,350,000

**Postcode:** BA2 3NQ

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
239 sq.m / 2,572 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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**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 January 2025. Photographs and videos dated January 2025.

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