

Combe Park, Bath



A semi detached Victorian family home in a desirable residential area convenient for Bath city centre.

Accommodation

Ground Floor Entrance Hall | Sitting Room | Dining Room | Study

Garden Level Kitchen | Breakfast Room | Utility/WC | Conservatory

First Half Landing Double Bedroom

First Floor 2 Double Bedrooms | 2 Bathrooms

Second Floor Double Bedroom

Cellarage

Outside Off road parking | Rear garden | Garage

Distances

Bath Spa Train Station 1.5 miles (London Paddington 75 minutes), Local Town Centre

Bath City Centre 1.5 miles M4 (Junction 18) 12 miles (All distances are approximate).

Situation

Combe Park is a highly sought after residential road located on the north west side of the World Heritage City of Bath. This desirable location benefits from superb access to the city centre as well as the shops and local amenities in Chelsea Road including a delicatessen, bakery and cafes and also Weston Village. The Royal United Hospital complex is particularly convenient. Bath city centre is a short drive or pleasant walk through Royal Victoria Park or along the riverside path. A wide range of excellent state and private schools and nurseries are within easy reach. For those that need to commute, the property has access to the A4 towards Bristol and the M4 motorway at junction 18. Bath Spa and Oldfield Park train stations are also within easy walking distance.



The House

A handsome semi detached Victorian house, the property has elegant, well proportioned accommodation and has retained much of its original charm and character. The spacious and versatile accommodation is arranged over four floors. Upon entering the house at the side, an inner vestibule leads to a generous entrance hall at the centre of the home. A staircase rises to the upper floors and the main reception rooms lead off the hall and are both situated to the front of the house. The impressive sitting room with high ceilings features a large bay window, fireplace and cornicing. Next is a formal dining room also with an aspect to the front, bay window and fireplace. Across the hall is a study that looks out over the rear garden. The kitchen and breakfast room are down a few stairs. The kitchen is well fitted with wall and base units, and some integrated appliances. Access to the garden is via the breakfast room and through a conservatory that provides a lovely space to relax in and enjoy the garden. There is a cellar with good ceiling height, that provides numerous storage areas. Upstairs on the half landing to the first floor is a double bedroom overlooking the garden. On the first floor two large bedrooms are situated to the front of the property. These both have impressive proportions, bay windows and attractive fireplaces. Across the very spacious landing are two bathrooms. On the second floor is a further double bedroom currently used as a home office.





Gardens and Grounds

The house is well set back from the road and is approached by a private driveway with ample parking for three cars. There is a wisteria to the front of the house and the entrance is to the side. The garden to the rear of the house is a particularly fine feature of the property. It has been wonderfully loved and tended by the current owners. A lawned area is surrounded by well planted borders to give colour and interest throughout the year. There are some beautiful trees and bushes including Amelanchier, Celtis, beautifully scented Daphne and roses. It is well enclosed and private. There is a single garage used for storage of garden machinery and tools and an attractive summer house or potting shed.

Directions (BA1 3NH)

Leaving Bath on the Upper Bristol Road passing the Royal Victoria Park on your right follow the signs to the Royal United Hospital. Fork right off Newbridge Hill onto Combe Park and the property will be found on your left.

Property information

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

Tenure: Freehold.

Local Authority: Bath and North East Somerset - 01225 477000.

Council Tax: Band G.

EPC: E.

Guide Price: £ 1,350,000

Viewing: Strictly by prior appointment with the agent.

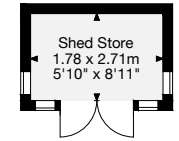
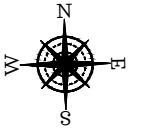
Main House: 315 sq m / 3,390 sq ft

Garage: 12 sq m / 129 sq ft

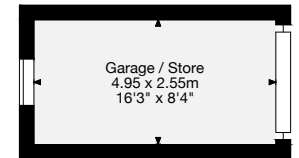
Outbuilding: 4 sq m / 43 sq ft

Total Area: 331 sq m / 3,562 sq ft

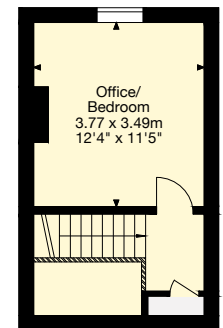
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outbuilding



Garage



Second Floor

Knight Frank Bath

4 Wood Street
Queen Square, Bath
BA1 2JQ

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.