

# Dunbar

College Road, Bath







## A detached, five-bedroom family home in a prime location on Bath's northern slopes.

M4 (J18) 9 miles, Central Bath 1 mile  
(All distances are approximate)

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5	4	3

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### Summary of accommodation Main House

**Ground Floor:** Entrance Hall | Kitchen | Utility | Dining Room | Reception Room | Sitting Room | Bedroom 4  
Bedroom 5/Annexe

**First Floor:** Principal Bedroom Suite | 2 Bedrooms | Family Bathroom | Loft storage


### Garden and Grounds


Drive | Wraparound garden | 2 Carports | 2 Sheds




## Situation

College Road is in a prime central Bath location, 15-20 minutes walk from the city centre, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.

 There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby. Bath's premier tennis and squash club is only 6 minutes walk away.

 A number of good state and premier independent schools are a few minute's walk away from the house including Kingswood Prep & Senior Schools and Royal High (Girls) School which are both within 5 minutes' walk.

 Also within easy reach are the open spaces of Bath Approach Golf Course and Victoria Park. College Road's elevated position connects it easily to the Cotswold Way and its countryside walks, hills and woodlands as well as, by car, to the M4.



## The House

Built in the early 1980s, Dunbar is a great family home, a short walk from outstanding schools on Lansdown. The property was extended and completely refurbished in 2018/19, including new bathrooms, double glazing throughout and a new dining room extension. The garage was also converted into an annexe, increasing the footprint further and offering flexible accommodation with its own external access.

The generous amount of light and airy lateral living space in this modern home is immediately obvious inside. The entrance hall has double-height ceilings and plenty of storage, the hall leading one way to the kitchen and the other to the sitting room. The kitchen has Zebrano Wood worktops, Karndean premium wood effect flooring and AEG appliances and gas effect fireplace. A breakfast bar at the end of the kitchen units connects with the reception room and dining room. Light flows in from all directions; the dining room extension is glazed on three sides with views to the garden and its terraces. Double glazed doors between the kitchen and dining room offer access to the garden to the front, with an additional stable door rear entrance to the side terrace.

Along the inner hall, there's a utility room, shower room and double bedroom, with views to the rear garden. The sitting room has a modern wood effect gas fireplace and a large picture window with window seating - it's a spacious and relaxing space. There's access from this room into the bedroom/annexe, a flexible and useful room with kitchenette, ensuite shower/WC and king size drop down wall bed.

The current owners use the annex for holiday lets. The annex has dual entrances and a convenient parking space for guests.









The first floor landing has built-in storage along its length, leading to two double bedrooms and a family bathroom.

The bedrooms face the front the house with dormer windows overlooking the garden. The principal bedroom suite includes a spacious shower room, and a dressing room in addition to built in wardrobes in the bedroom and access to a generous storage space in the loft.



## Gardens and Grounds

The level garden wraps around the house, the boundary is enclosed on all sides by fencing, walls and laurel hedging, with electric gates at the front for car access onto the drive and into the carports. The whole of the garden was landscaped in 2019, creating two terraces - a dining one at front, and a covered terrace at the side. Much of the garden is lawn with mature shrubs, Photinia Red Robin and Jasmine adding further interest. There are two sheds - one at the rear and one at the front, and two carports - one either side of the gravel drive.

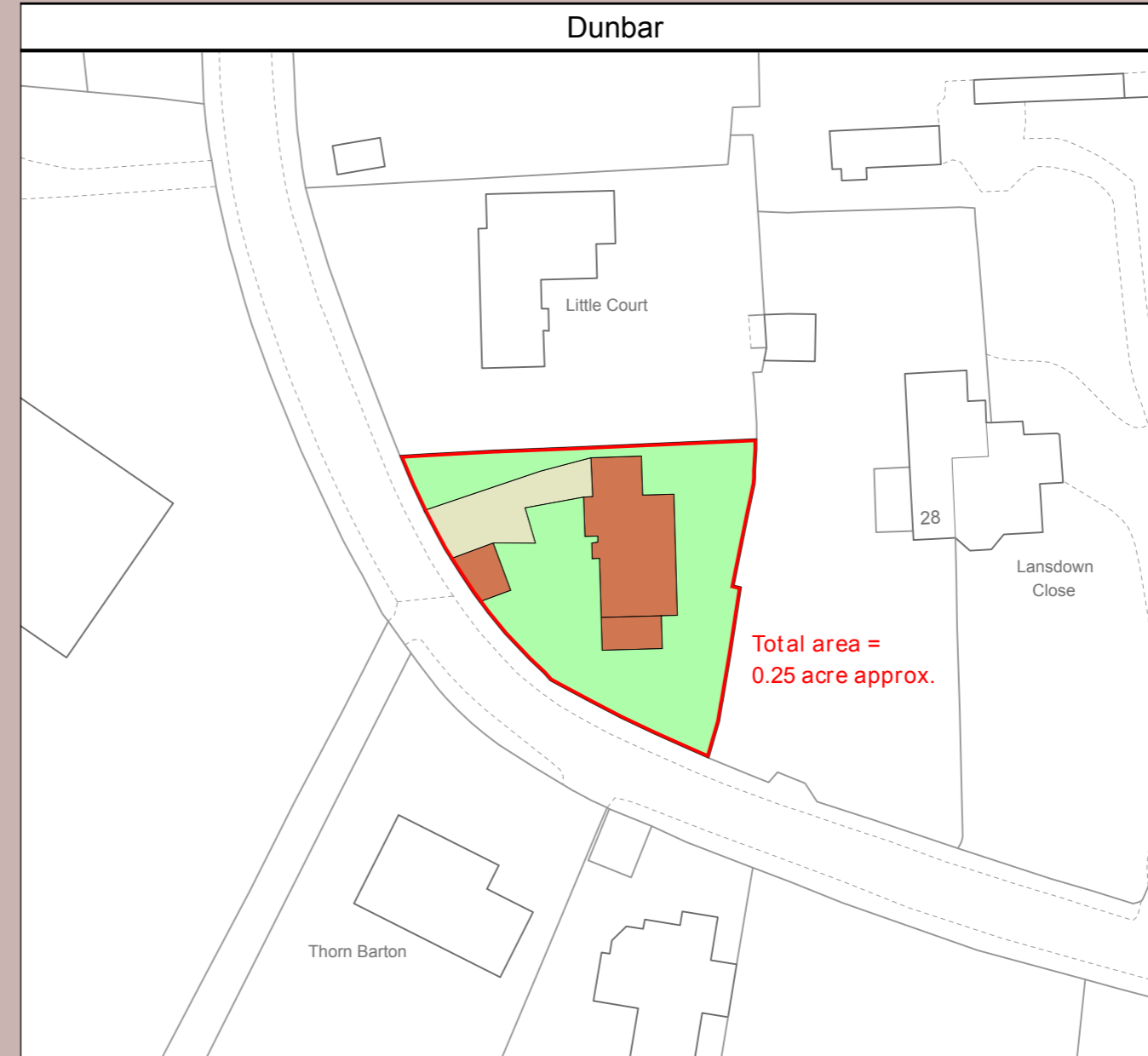


# FLOORPLAN

Approximate Gross Internal Floor Area

Total: 252 sq m / 2,714 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.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 18.07.24	Drawn By: CW	Scale: 1:750 @ A4	Plan Ref: 18992
			Title: <b>Dunbar</b>			

# Property Information

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

**Tenure:**  
Freehold.

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

**Council Tax:**  
Band G

**EPC:**  
D

**Guide Price:**  
£1,950,000

**Postcode:** BA1 5RU

**Directions:** Head west on Queen Square/A4 towards Princes St. Turn right to stay on Queen Square/A4. Turn right again to stay on Queen Square/A4. Turn left onto Gay St/A4. Follow the road around to the right onto George Street. At the traffic lights, turn left onto Lansdown. Continue up the hill and take the left fork at St Stephen's Church. Take the second left turn into College Road and follow the road, as it bends to the right, Dunbar is on the right hand side.

**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 July 2024. Photographs and videos dated July 2024.

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