

Fairfield Lodge, Bath BA1

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A unique, four-bedroom, detached home with garage, parking, and garden in a prime position.

### Summary of accommodation

**Ground floor** Inner porch | Hall | WC | Kitchen/dining room | Double reception room  
Pantry | Library | Office | Boot room

**First floor** Principal bedroom suite | Three bedrooms | Family bathroom

**Outside** Driveway/parking | Double garage | Garden

### Distances

M4 (J18) 8 miles, Central Bath 0.5 miles (All distances are approximate).

### Situation

Fairfield Lodge is located on the central slopes of Lansdown: one of the most sought-after locations in Bath. The city centre is just half a mile, 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. A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, which are also located on Lansdown.



## The House

Fairfield Lodge is one of four detached houses on a private lane off Van Diemen's Lane. Built in 1994, this modern family home has recently been extended and refurbished by local architects, Hapticity, creating an attractive blend of old and new architecture.

Inside, there's an entrance porch with plenty of hanging space for coats and outdoor wear. A half-glazed door opens into the hall, where engineered oak floorboards in a herringbone pattern flow through the rest of the rooms.

The generous kitchen/dining room has space for a large dining table and more. It's light and open, thanks to the triple-aspect windows and a half-glazed door which opens onto the driveway. The hand-painted Harvey Jones kitchen has classic, Shaker-style units and pale, Corian worktops. There's an island unit providing useful storage and workspace and including a fitted Miele microwave.

At the side of the dining room, a pantry with a skylight connects to the rest of the living areas. Here, there's built-in Neptune cabinetry, including a full-height double door larder. It leads to a 'library' area - a place to sit and read - and can be separated by a pocket door that slides into the side of the wall.

The light-filled home office has both underfloor heating and air conditioning, pale grey floor tiles, Crittall doors inside, and a glazed pivot door to the garden. It's a useful and flexible space.

The double reception room features a living room with a stone fireplace and a Morso wood burner, fitted shelving and cupboards. Floor-to-ceiling sliding glass doors with a Silent Gliss curtain system open from a sitting room onto the garden, connecting the outside and inside seamlessly.

Upstairs, there's a principal bedroom suite with walk-in wardrobe and shower room; three further bedrooms and a family bathroom with a shower and a freestanding cast iron bath. The fittings and fixtures are exemplary: Neptune blinds, Capitol Carpets wool carpets and Fired Earth tiles and porcelain ware.

Windows throughout are bespoke and by Scandinavian company, Rationel. They are double-glazed with natural wood inside and dark grey outside, with arched feature windows and doors in several places. Other details include a Sonos music system with in-ceiling speakers in the kitchen/dining room, Megaflo hot water cylinder, a Quooker boiling water tap and a water softener.







## Gardens and Grounds

Fairfield Lodge feels secluded and private thanks to its wraparound wall at the front and sides, and elevated aspect at the rear. Electric double wooden gates open onto the brick-laid driveway, with electric car charging and parking for two cars. At the side of the house, accessible from the driveway, there's a useful boot room with light and power.

Pedestrian entrance to the house is via an electric gate framed either side by two pillars. The drive and garden are connected here via a stone terrace that wraps around to the rear. The garden has been beautifully landscaped, creating an outside seating/dining area adjacent the house and complementing the contemporary zinc and timber clad exterior of the extension. There's a large lawn, at the end of which a glass 'fence' creates a seamless boundary, allowing the views across Charlcombe Valley to be fully enjoyed. A well-respected local garden designer has been employed to create and install a full planting plan.

The double garage is reached along the private lane, at the end of the garden. It is fitted with heating, lighting and an electric car charger.

## Directions (Postcode BA1 5TW)

From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and continue, keeping left as the road divides. Van Diemen's Lane is on the right hand side, just past Kingswood School on the left. Fairfield Lodge is on the right hand side.

## Property information

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

**Method of Sale** We are advised that the property is Freehold.

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

**Council Tax Band** G

**EPC** D

**Guide Price** £1,650,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP

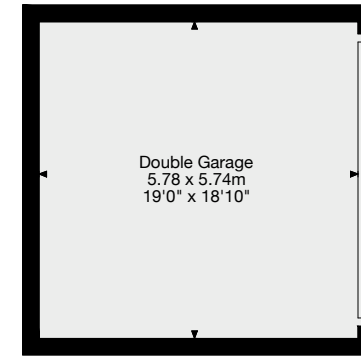
## Approximate Gross Internal Floor Area

Main House: 194 sq m / 2,088 sq ft

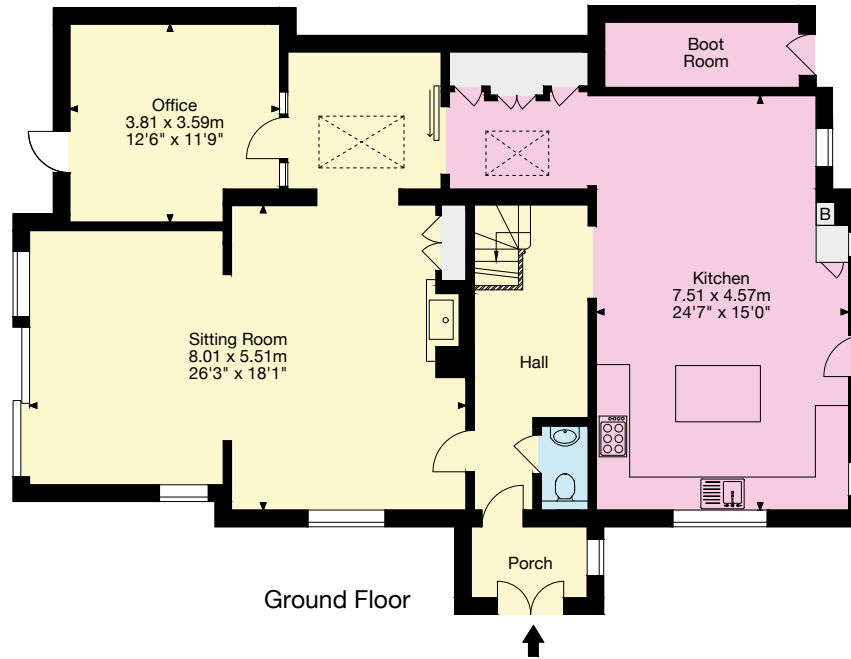
Garage: 33 sq m / 357 sq ft

Total Area: 227 sq m / 2,445 sq ft

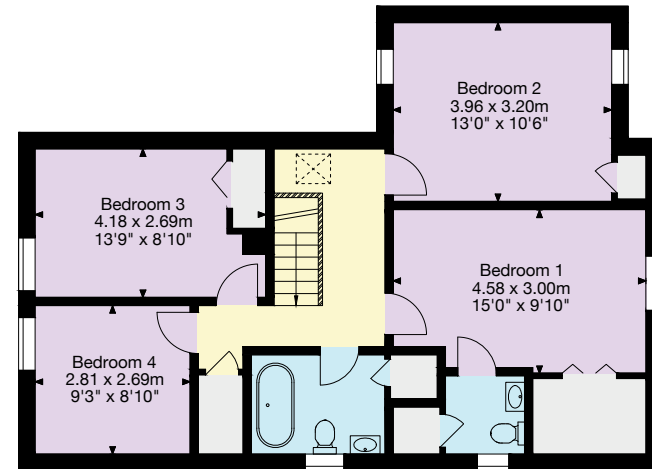
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



Ground Floor



First Floor

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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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