






2 HICKS FIELD

London Road West, Batheaston



A BEAUTIFULLY DESIGNED FOUR-BEDROOM DETACHED HOME WITH FAR-REACHING VIEWS AND HIGH-SPEC INTERIORS.

Set in the peaceful village of Batheaston just two miles from central Bath

			EPC
4	4	3	B

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax band: G

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

Tenure: We are advised that the property is Freehold.



SITUATION

2 Hicks Field is located in the heart of Batheaston, a well-regarded village on the eastern edge of Bath. This tranquil location offers easy access to scenic countryside walks, including routes along the Kennet and Avon Canal and into the nearby hills and woodland. Despite its rural feel, the village is just two miles from the city centre, with frequent bus services and excellent road access via the A4.

Batheaston itself offers a strong sense of community, with local amenities including a GP surgery, village pub, convenience store, and a highly rated primary school. Bath Spa station, just a short drive away, offers direct rail services to London Paddington, Bristol, and the South West.



THE PROPERTY

2 Hicks Field is an exceptional, newly built four-bedroom family home, set within a bespoke development of just six properties in the sought-after village of Batheaston. Positioned in a quiet, rural setting with uninterrupted south-facing views towards Bathampton, this spacious home has been thoughtfully designed for modern living, with a focus on quality finishes, flexible layout and connection to the outdoors.

A generous entrance hall opens to light-filled living spaces, with engineered wood flooring throughout the main areas and large glazed sliding doors leading onto a wide, decked terrace. The ground floor has been configured with flexibility in mind: the open-plan arrangement offers three distinct reception areas that can be adapted to suit individual needs – whether as a dining space, family room, study, or even a fifth bedroom. A separate utility room and a ground floor WC add to the everyday convenience.

The bespoke kitchen, designed by Sigma, combines contemporary elegance with practical features. Finished with quartz worktops, it includes Siemens double ovens and an induction hob, a built-in dishwasher, wine cooler, Quooker instant hot tap and an American-style fridge/freezer. It's a superbly equipped space that connects seamlessly with the living areas and the rear terrace – perfect for entertaining or family gatherings.

Upstairs, four well-proportioned double bedrooms are arranged off a wide landing. The principal bedroom enjoys wonderful views and includes a sleek en suite shower room with porcelain tiling, Corian worktops, and a vanity cabinet with a mirrored front. A second en suite serves bedroom four, while a luxurious family bathroom with high-spec fixtures and fittings completes the upstairs accommodation.





GARDENS AND GROUNDS

Outside, the private, south-facing garden is accessed via sliding doors from multiple rooms, creating a natural flow between indoor and outdoor spaces. The large, decked terrace provides an ideal spot for outdoor dining and is enhanced by the impressive outdoor kitchen. The lawned garden has mature planting and to the side of the property is a putting green. The property also benefits from a large double garage with automated doors, an electric car charging point, and additional driveway parking.





Gross Internal Area (Approx.)
Main House (Excl. Void): 205 sq m / 2,206 sq ft
Garage: 51 sq m / 548 sq ft
Total Area: 256 sq m / 2,754 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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