Knight Frank

# 63 ENGLISHCOMBE LANE

Bath

# A FINE EDWARDIAN-STYLE DETACHED FAMILY HOUSE IN AN ELEVATED POSITION OVERLOOKING BATH

Built in 1929, this distinctive period home offers well-balanced family accommodation to the south of Bath, with impressive views across the city

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Services: Mains gas, electricity, water, drainage and superfast fibre broadband.
Local Authority: Bath & North East Somerset Council.
Council Tax: G
what3words: ///milk.means.reason
Method of Sale: Freehold
Viewings: Strictly by prior appointment with Knight Frank LLP.

# SITUATION

This property occupies an elevated position on Englishcombe Lane on the south side of Bath. Bear Flat, with its excellent range of local shops and amenities, is a short walk away, while the city centre is a further 10–15 minutes on foot. Regular bus services operate nearby.

Bath Spa station provides direct trains to London in approximately 75 minutes. The nearby Two Tunnels Greenway, which includes Coombe Down Tunnel - the longest cycling and walking tunnel in the country - leads from Georgian crescents into the beautiful south Cotswolds.

Bath is a UNESCO World Heritage city renowned for its honey-coloured stone architecture and Roman heritage. It offers an extensive range of business, cultural and leisure amenities, including a racecourse, Premiership rugby at the Recreational Ground, non-league football and two universities. The area is also well served by several highly regarded state and independent schools.

# THE HOUSE

Built in the Arts and Crafts style, this detached home occupies an elevated position with fine views over Bath and the rolling countryside beyond. Constructed from Bath stone, part dressed and set under a new slate roof with deep eaves, the house combines period character with modern updates, including stone mullions, cornice work and dado rails.

The spacious entrance hall features pine flooring, a discreet boot and coat storage area and understairs storage. The study/library has a bay window, fitted bookshelves and far-reaching views. The sitting room to the rear is light and well proportioned, with attractive cornicing and new French doors opening onto a south-facing courtyard. Together these rooms provide excellent entertaining space, both featuring Charnwood log-burning stoves. Double glazing was installed in the study last year, completing the window upgrades throughout the house.

The kitchen was extended by the current owners, allowing space for a large central island that serves as both a breakfast bar and an induction hob. The kitchen includes AEG cooking appliances, a Miele dishwasher, and full-height integrated fridge and freezer, underfloor heating and four remotely operated Velux windows making the space light and airy. Bifold doors open onto the courtyard and garden, providing an ideal setting for outdoor dining and entertaining.

The kitchen opens into the dining room, from which doors lead to a utility area with washing machine and, separately, to a discreet lean-to providing valuable additional storage. A well-appointed downstairs WC with a generous basin completes the ground floor.

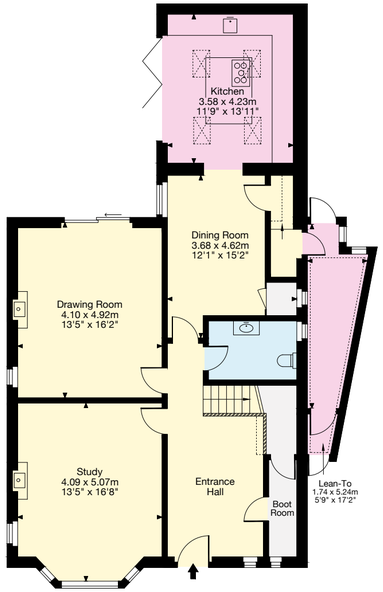
The first floor provides four generous bedrooms and a family bathroom. Two front-facing double bedrooms, one with an attractive bay window, enjoy far-reaching views over the city and surrounding countryside. The top floor accommodates a spacious principal bedroom with built-in wardrobes, an en-suite bathroom with a separate shower, and a Velux window overlooking the rear garden. There is extensive under-eaves storage together with additional loft space.

The property benefited from a new roof in 2025.

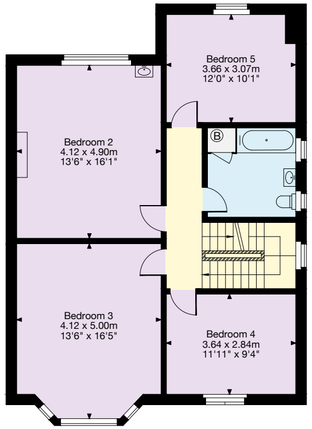
# OUTSIDE

The property enjoys both front and rear garden space, including a mature landscaped front garden and a professionally designed south-facing rear garden with attractive borders. Several patio areas provide excellent opportunities for outdoor dining and entertaining.

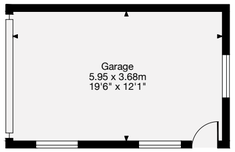
A lane along the eastern boundary provides vehicular access to the rear of the property, where there is a garage and, beyond electronic gates, a large secluded parking area for up to four cars, together with a further shed for garden equipment.



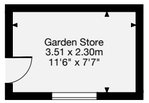

Ground Floor



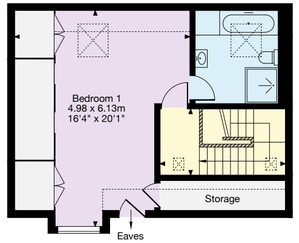

First Floor




Garage




Outbuilding




Second Floor

Gross Internal Area (Approx.)
Main House = 231 sq m / 2,486 sq ft
Outbuilding = 8 sq m / 86 sq ft
Garage = 21 sq m / 226 sq ft
Total Area = 260 sq m / 2,798 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.

# We would be delighted to tell you more.

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