



The Lodge
Bath
BA1





The Lodge

The Elms, London Road West

A detached Georgian family home adjacent to
park grounds

Ground Floor | Hallway | 2 Reception Rooms | Kitchen/Dining/Living Room | WC
First Floor | 3 Bedrooms, one with ensuite | Family Bathroom
Outside | Gated Driveway | Garden | Garage

Bath Spa Railway Station 2.5 miles
Bath City Centre 2.5 mile
M4 (Junction 18) 10 miles
Bristol 17 miles

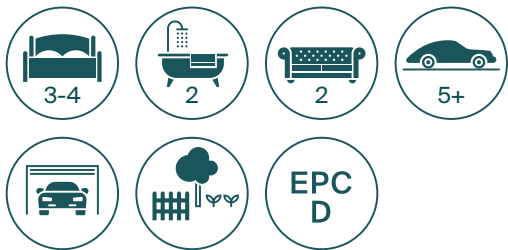


4 Wood Street, Bath, BA1 2JQ

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A detached Georgian family home adjacent to park grounds.



The property is located to the east of Bath, between the thriving communities of Larkhall and Batheaston villages and adjacent to the grounds of Alice Park, with playpark, gardens and tennis courts. Nearby Solsbury Hill is within the Cotswolds Area of Outstanding Natural Beauty and just over 2 miles away, the city of Bath offers first class shopping, superb restaurants and bars and cultural experiences. There are good prep and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas. The property is well placed for easy access to the M4.

The House

The Lodge is a detached, 3/4 bedroom home which has been extended and refurbished to create space for modern family living. Originally a gatehouse to 'The Elms', the property is built from Bath stone and has period details such as arched and bay windows with bonnet roofs and triple chimney stacks, and is approached via double wrought iron gates onto a driveway with generous turning space and a good-sized garage.

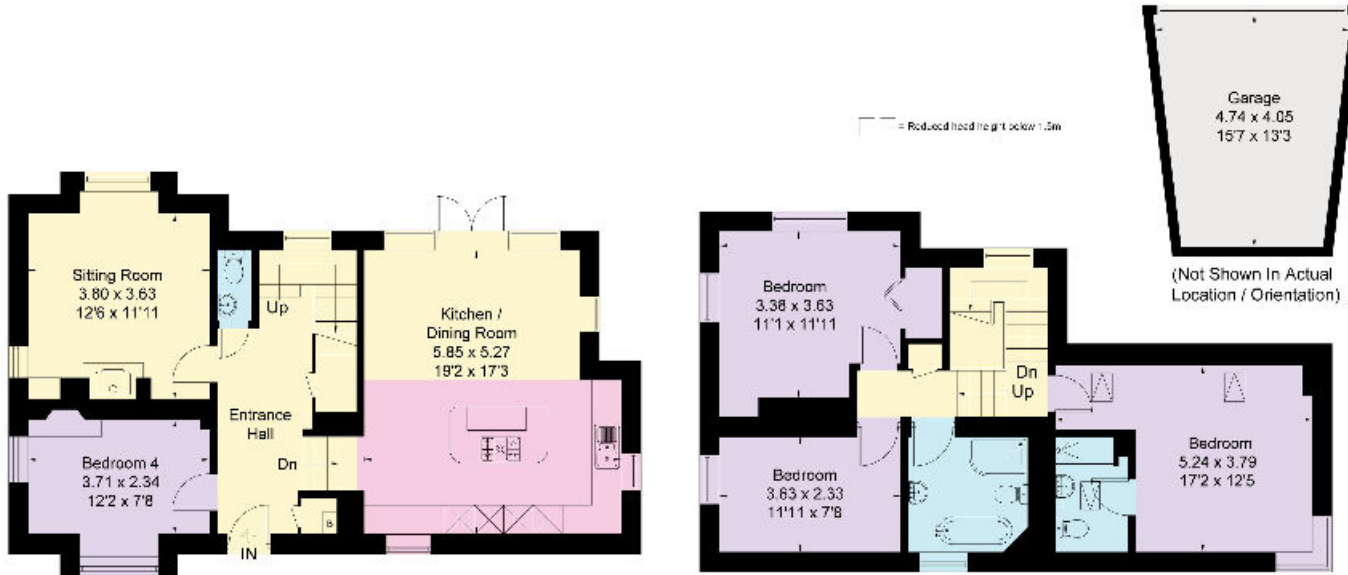
Inside, it's obvious from the contemporary hallway, with wooden parquet flooring, white walls and ceiling spot lights that extensive refurbishment has been lovingly applied. To the left, there are two Reception Rooms - one currently set up as an Office and occasional Bed-room, the other as a cosy Sitting Room, both with fireplaces and the latter with a wood burner. Ahead, there's a WC and staircase and to the right, steps down to the 'heart of the home', the exceptional Kitchen/Dining/Living Room. Here, soft grey units with white work-tops stretch the length of two of the walls and include four ovens, while an island unit with induction hob on one side and breakfast bar on the other separates the cooking and living spaces. It's a flexible family space: double-height ceilings and large glass doors and windows with views onto the garden allow light to flood in during the day and there's space for a large sofa as well a family dining table.

Upstairs, there's a generous main bedroom with views on to the park and ensuite, two more bedrooms and a spacious family bathroom with shower and freestanding bath.





Approximate Area = 136.6 sq m / 1470 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 153.1 sq m / 1648 sq ft
 Including Limited Use Area (2.8 sq m / 30 sq ft)



Ground Floor

First Floor

Gardens and Grounds:

The gated driveway offers both security and a sense of seclusion to this property - and there's plenty of space for parking too - with more in the detached garage. The south-facing garden is mostly laid to lawn, with raised beds at its perimeter and enclosed by Laurel hedging on two sides and wooden fencing on the other, with a private gate that leads through to the grounds of the park beyond. There's a patio area for outside dining and wisteria climbing the stone walls at the rear.

Directions:

Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 straight. Just before you reach a large roundabout, The Lodge is on the left, through the wrought iron gates.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Bath and North East Somerset - 01225 477000

Council Tax:

Band D

Tenure:

Freehold

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I would be delighted to tell you more.

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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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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