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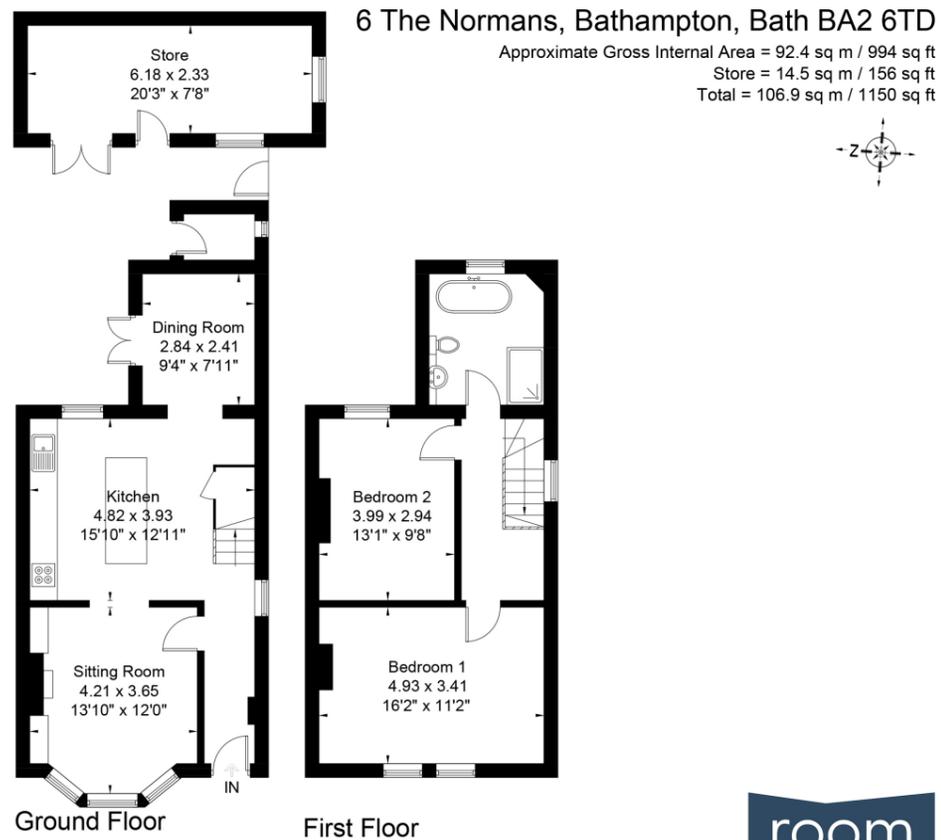
Bath & Bradford on Avon

Residential Sales



Bathampton





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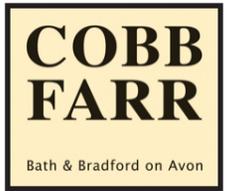


6 The Normans Bathampton Bath BA2 6TD

An attractive, beautifully presented detached Victorian bay fronted property with a lovely west facing garden, plenty of off street parking and scope to extend, located in a prime residential area within easy reach of Bath city centre.

Tenure: Freehold

£600,000



Situation

The Normans is a quiet residential cul de sac of 24 attractive houses, located in the heart of this sought after village, within easy access of Bath city centre. Bathampton has a thriving village community with an excellent range of local amenities which include an outstanding Ofsted primary school, a doctor's and dental practice, pharmacy/chemist, cafe, village store, public house and pretty church. Many lovely walks can be enjoyed along the nearby Kennet and Avon Canal and through the Bathampton Meadows to Batheaston and beyond. There are also regular bus links into the city from both Bathampton Lane and the A36.

The UNESCO World Heritage City of Bath offers a wonderful cultural experience with plenty of attractions which include the newly refurbished One Royal Crescent and Holburne Museum, many pre-London shows at the Theatre Royal and a well-respected international music and literary festival. In addition there are world class sporting facilities available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include easy access to the M4 motorway, junction 18 which is approximately 8 miles to the north, Bath Spa Railway Station, which has a direct link to London Paddington, Bristol and South Wales, is within easy reach and Bristol Airport is 18 miles to the west.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: D

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Description

6 The Normans is an attractive detached bay fronted Victorian property, located in a quiet no through road, in a sought-after residential location on Bath's southern fringes. The property is presented in immaculate decorative order throughout and offers stylish, flexible accommodation with the scope to develop / extend.

On the ground floor there is a well-appointed contemporary kitchen with a feature central island and breakfast bar, this is linked to a pretty bay-fronted sitting room to the front, which has a lovely aspect overlooking the garden. Leading from the kitchen to the rear there is a separate dining room which could be used as a snug or double up as an occasional 3rd bedroom. The dining room has access to the rear courtyard where there is a separate stone-built outbuilding which could be developed and or linked to the ground floor accommodation to provide further living / bedroom space.

On the first floor there is a charming light and airy master bedroom to the front and a double bedroom to the rear along with a smart bath and shower room.

Externally to the front there is a pretty west facing paved sun terrace which spans the width of the property along with a level lawn and mature borders. In addition, there is off street parking for 2 cars.

Accommodation

Ground Floor

Entrance Hall

With original exposed floorboards, 2 radiators, cupboard housing utilities, window to right and stairs with fitted carpets rise to the first floor.

Kitchen

With original exposed floorboards, a range of contemporary floor and wall mounted units, cupboards and drawers with wooden worksurface and upstand, large inset stainless steel sink and mixer tap, 4 ring Gorenje halogen hob and two full size Gorenje ovens, large central island, breakfast bar, integrated Neff dishwasher, large recess to house American style fridge/freezer, wall mounted contemporary radiator, sash window to rear aspect, recessed ceiling spotlights and concealed understairs utility area.

Utility Area

Housing the Worcester combination boiler with space and plumbing for washing machine.

Drawing Room

With original exposed floorboards, beautiful period Victorian fireplace with granite hearth, 2 recessed bespoke cupboards and bookshelves to either side, bay sash window to front aspect, radiator under and period coving.

Dining Room/Snug/Bedroom 3

With fitted carpet and part glazed door to courtyard garden.

First Floor

Landing

With window to side aspect, fitted carpet, radiator, recessed area which could be used as an office space

Bedroom 1

With fitted carpet, 2 sash windows to front aspect with radiator under.

Bedroom 2

With fitted carpet and sash window to rear aspect with radiator under.

Family Bathroom

With natural stone flooring, egg shaped bath with taps and handheld shower over, concealed cistern WC set into vanity unit with cupboard and rectangular basin, honed granite worksurface, large double sized fully tiled and glazed shower unit with handheld and shower over, wall mounted contemporary radiator, sash window to rear aspect, recessed ceiling spotlights and extractor fan.

Externally

To the front there is a pretty west facing paved sun terrace that spans the width of the property along with a level lawn, mature well-tended borders and gravelled free-standing parking for up to 3 cars.

Accessed from the dining room to the rear there is a paved courtyard garden and a generous stone built outbuilding that has the potential to convert into further accommodation subject to the necessary planning consents.