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Residential Sales

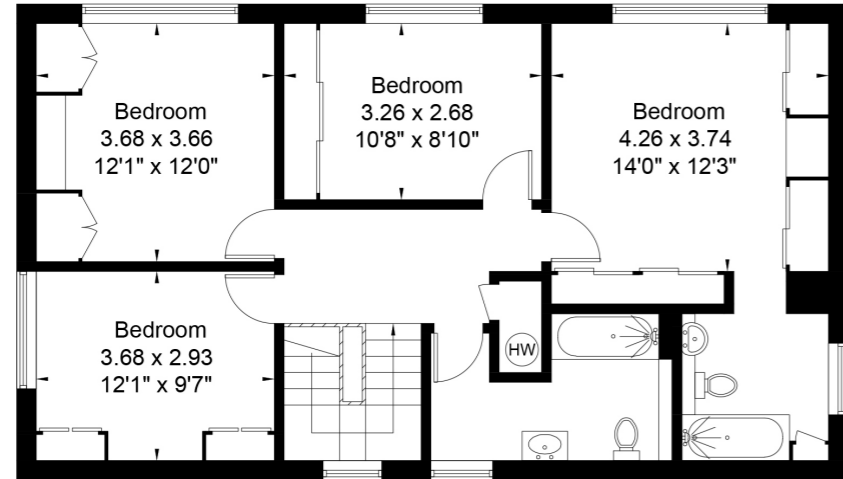


Batheston, Bath

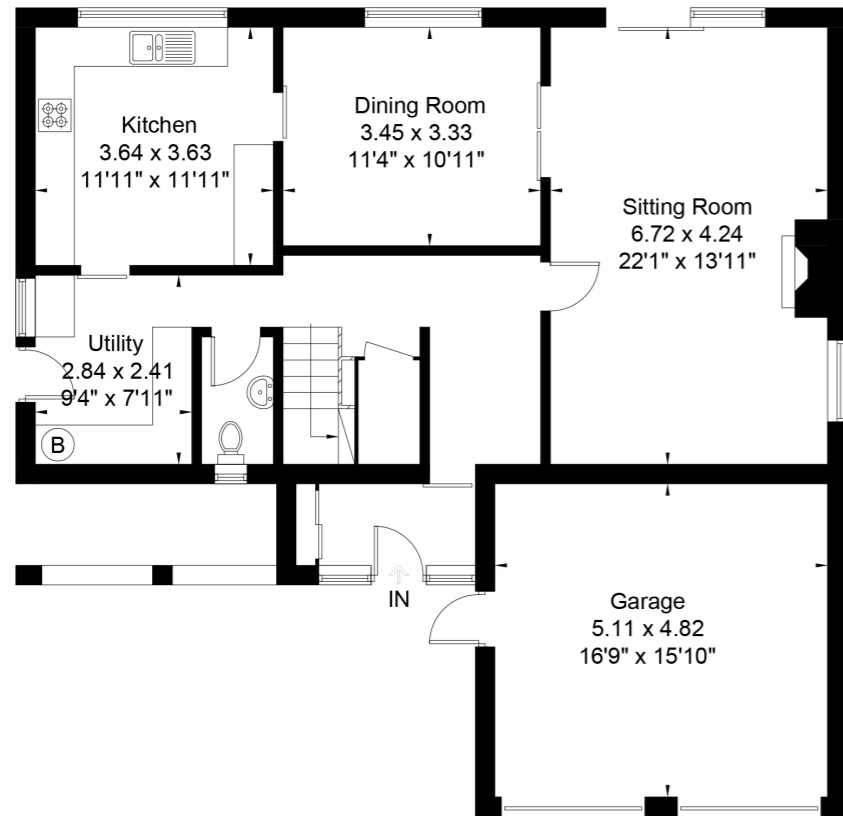


5 Court Gardens, Batheaston, Bath, BA1 7PH

Approximate Gross Internal Area = 167.1 sq m / 1798 sq ft  
 Garage = 24.5 sq m / 263 sq ft  
 Total = 191.6 sq m / 2061 sq ft



First Floor



Ground Floor

5 Court Gardens  
 Batheaston  
 Bath  
 BA1 7PH

A prime, detached home set in a most generous plot with views towards Browns Folly and Bathampton, offering 4 bedrooms, ensuite facilities and double garage. This sought after property is in need of updating.

Tenure: Leasehold

£875,000





## Situation

5 Court Gardens is situated in a fine elevated position off Bannerdown Road, approximately three miles from Bath city centre and close to excellent local amenities in Batheaston village. These include a convenience store, chemist, doctors' surgery, veterinary surgery, dentist and take away. The property is well placed for easy access into the city centre and to the pretty nearby market towns of Colerne, Chippenham and Bradford on Avon.

The World Heritage City of Bath is approximately three miles away and offers a wonderful array of chain and independent shopping along with a fine selection of restaurants, cafes and wine bars. Bath is a cultural destination and has a world-famous music and literary festival, the newly refurbished Holburne Museum and the Theatre Royal. There are also many splendid parks and beautiful walks over National Trust land. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University Campus.

The property is also within close proximity to a triangle of excellent state and independent schools which include Batheaston and Bathampton Primary Schools, The Royal High School, Kingswood Schools and King Edwards Schools.

Communications include easy access to the M4 motorway junction 18 via the A46 bypass and there is a direct link to London Paddington, Bristol and South Wales from Bath Spa and Chippenham railway stations. Bristol Airport is approximately 18 miles to the west.

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## General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Leasehold

Ground Rent: paid to Bath Ground Rents through West of England

Council Tax Band: EPC – D

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## Description

This wonderful, detached home is set in an exceptionally generous plot with large driveway leading to the parking area and double garage.

The covered entrance porch opens to a central hallway with stairs to the first floor and accessing the living room, which has a fireplace and doors onto the terrace patio taking in the marvellous view.

The dining room is semi open to the sitting room and also enjoys the same rear aspect as the sitting room leading in turn to the kitchen and utility. The ground floor is completed by a cloakroom.

Upstairs, all of the bedrooms have a pleasant vista with an ensuite shower room to the main bedroom. There is a family bathroom to serve the others.

Externally the gardens are quite excellent. The house is set back from the land and therefore gives a generous area of lawn to the front of the house. There is gated access to both sides of the property leading to a large patio area with summer house. From the terrace there is another area of lawn and steps lead down to a vegetable and composting area. The garden is enclosed to all sides and has the benefit of a near southerly aspect.

## Accommodation

### Ground Floor

Hammered glazed front door leads into the entrance porch.

#### Entrance Porch

With wooden panelled sliding coat cupboard and further sliding door to inner hall.

#### Inner Hall

With radiator, understairs storage cupboard, stairs rising and turning to first floor.

#### Sitting Room

Being dual aspect to side and rear with double glazed windows, sliding patio doors leading out to the garden, radiators, feature fireplace with gas flame effect fire and double archway through to dining room.

#### Dining Room

With single panelled radiator, rear aspect double glazed window, stunning view over the fields and towards Bathampton, sliding door through to kitchen.

#### Kitchen

With matching range of eye and base level units, roll top worksurface areas, 1½ bowl stainless steel sink with mixer tap and drainer, space for upright fridge freezer, inset 4 ring halogen hob, high level electric double oven, part tiled walls, extractor fan and door through to utility room.

#### Utility Room

With space and plumbing for washing machine, wall mounted Viessmann boiler, space for upright fridge freezer, single bowl stainless steel sink with dual drainer, side aspect window and side door leading out to the terrace.

#### Cloakroom

With front aspect obscured glazed window, part tiled walls, wall mounted wash hand basin, low flush WC and small radiator.

## First Floor

#### Landing

Very generous with access to loft, all rooms and airing cupboard with water cylinder.

#### Bedroom 1

With rear aspect overlooking the lovely view, range of built in wardrobes, double panelled radiator and door through to en-suite.

#### En-Suite Bathroom

With low flush WC, wash hand basin with vanity cupboard below, bath with mixer tap and Mira shower unit over and side aspect obscured double glazed window.

#### Bedroom 2

With front aspect, wall lights, single panelled radiator and wardrobes with cupboards above.

#### Bedroom 3

With side aspect double glazed window, radiator, wardrobes and bridging unit.

#### Bedroom 4

With front aspect double glazed window and range of triple built in wardrobes.

#### Bathroom

With double panelled radiator, wash hand basin with vanity cupboard, low flush WC, bath with Mira shower unit over, range of cupboards and front aspect frosted window.

## Externally

The property is set in a large plot with a generous driveway and ample parking which leads to a double garage. To the front there is an area of lawn which sweeps round to the side of the property down to an area which could provide further parking or children's play area.

The rear of the property is gated on both sides with summer house, generous area of patio and level lawn with attractive flowering borders. Steps lead down to a large vegetable area with fruit trees all enclosed with privacy fencing, close board and conifer hedgerow.

#### Double Garage

With personal door to the front of the house, pitched roof storage, water softener, power lights and consumer units.