



Siena

Cranwells Park

Bath

BA1 2YE

An award winning-architect designed 5 bedroom detached home situated in a quiet enclave just a few minutes from Royal Victoria Park and the city centre. Boasting a fine detailed finish, 3 reception rooms, a generous and well-maintained garden with a separate home office/studio and double garage.

Property Features

- 5 bedrooms
- Family home
- Beautifully presented
- Manicured gardens
- Gated driveway and double garage
- Studio/home office
- Vendor suited

Tenure: Freehold

£1,300,000

Approximate Floor Area = 197.8 sq m / 2129 sq ft
 Garage = 46.3 sq m / 498 sq ft (Excluding Eaves)
 Potting Shed = 12.1 sq m / 130 sq ft
 Total = 256.2 sq m / 2757 sq ft



Accommodation

Ground Floor

Covered Porch

With picture window, space and hanging for coats and glazed door leading through to hall.

Hallway

With panelled radiator, understairs storage cupboard, wooden flooring, stairs rising and turning to the first floor, and rear aspect picture window overlooking the garden beyond.

Study

Dual aspect to the front and wooden flooring, with BT master socket.

Sitting Room/Dining Room

Open via a large double archway with the sitting room having large sliding patio doors, side aspect floor to ceiling windows, Bath stone fireplace, inset Charnwood wood burning stove, feature beam over the fireplace recess which is an original timber from the Theatre Royal, recessed shelving and cupboards, tall bespoke radiators, wooden flooring which continues into the dining room. With dual aspect with windows to side and double patio doors to the rear, and Virgin broadband point.

Claokroom

With tiled flooring, radiator, low flush WC, marble top on inset wash hand basin, extractor fan and side aspect double glazed frosted window.

Kitchen/Breakfast Room

With vaulted ceiling, downlighting, central glazed lantern, side aspect wooden A-framed window, matching range of eye and base level units, high level electric oven, combination microwave oven above, Indian River stone work surface, 5 ring gas burner, 1½ stainless steel sink with mixer tap and drinking water feed, granite upstand, matching splashback, stainless steel and glass extractor fan, rear aspect double glazed window, stable door to the rear, tiled flooring, built in dishwasher, plumbing for washing machine, built in fridge freezer and side door out to driveway. The breakfast area has a built-in dresser with display cupboard, drawers and wine rack.

First Floor

Landing

With stairs which rise to the second floor and side aspect Velux window.

Main Bedroom

With Oliver Hazael Carpentry built-in wardrobes, front aspect double glazed window with a fine roof top view of Georgian property and the hills beyond, panelled radiator and door through to the en-suite shower room.

En-Suite Shower Room

With automatic lighting, double width walk-in shower cubicle, glazed shower screen, thermostatic shower with chrome riser and monsoon shower head, part tiled walls, recessed shelving, vanity cupboard, wash hand basin with mixer tap, LED/heated mirror, downlighting, extractor fan, shaver point and mini-brick tiled walls.

Bedroom 2

With front aspect, walk-in wardrobe, radiator and triangular front window.

Bedroom 3

With rear aspect double glazed window, built-in wardrobe, extra understairs storage area and west facing triangular window.

Family Shower Room

With frosted window, 1½ width walk in shower cubicle, monsoon shower head, extractor fan, downlighting, part tiled walls, tiled flooring, vanity cupboard with wash hand basin, low flush WC and water heated towel rail.

Second Floor

Landing

With large double cupboard with hanging rail.

Shower Room

With side Velux window with built-in blind, 1½ width shower cubicle, glazed shower screen, monsoon shower head, downlighting, diamond shaped frosted window, low flush WC, radiator, vanity cupboard with wash hand basin, LED/heated mirror, recessed shelving and eaves cupboard.

Bedroom 4

With radiator, eaves cupboard, built in wardrobes, downlight, side aspect Velux window with built-in blinds and side aspect diamond shaped window.

Bedroom 5

With 2 side aspect Velux style windows, diamond style window, radiator and inspection access to the loft.

Externally

The gated and pillared driveway leads to hard standing and off-road parking area for 4 vehicles, the driveway leads to the double garage, with courtesy lighting in the renewed soffit.

The front garden is mainly laid to level lawn with a slabbed and stepped patio enjoying a southerly aspect, shingled area and enclosed by mature planting, stonewalling and leads round to the side garden.

The side garden mainly laid to a level lawn over 3 small tiers which are retained by a draft wall and sleepers, slabbed pathway leads to the rear of the property and second paved terrace, mature planting, shrubbery borders and a path which leads to the greenhouse with a glazed pitched roof and slabbed flooring. The rear terrace enjoys views to the hilltops beyond, outside power, courtesy lighting, access to the kitchen, rear door to garage and access via steps to the studio above the garage.

Studio

With pitched roof, downlighting, 2 side aspect Velux style windows with built-in blinds, front aspect double glazed window matching the glazing the house, eaves storage, double panelled radiator, kitchenette with roll top work surface, 1¼ bowl sink, mixer tap, drainer, space and plumbing for washing machine, space for tumble dryer, range of floor level cupboards, and large cupboard housing the boiler and hot water tank.

Garage

With electrically operated double up and over roller door, lighting, power, space for upright fridge/freezer, ample room for work bench and racking.



Situation

Cranwells Park is a cul-de-sac located on the westerly edge of Royal Victoria Park, within easy walking distance of Bath city centre and within close proximity of a number of excellent amenities which include 5-star hotels with spa along with several independent schools.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with several well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Mary's and Outstanding-rated Weston All Saints primary school in Weston, Oldfield School in Newbridge and Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

Description

Siena is one of two houses designed by William Bertram and set centrally within its quiet plot.

Approached via a private pillared and gated driveway, it stands with a high-pitched roof, under which there are three stories of immaculately presented accommodation boasting flexible use as well as ample room sizes.

The hallway is access via a bright, glazed porch and leads to a generous open plan sitting dining room with south and west facing windows plus doors to both private terraces. The sitting room has a stunning under-recessed fireplace and built-in cabinetry either side of the chimney breast and a beam originally from the Theatre Royal. The ground floor accommodation is completed by a study, cloakroom and semi vaulted kitchen.

Upstairs there are 5 contemporary bedrooms, 3 shower rooms, unique building features and fine views over the wrap-around gardens and over the rooftops to hillside beyond.

The driveway provides hardstanding for 4 vehicles and leads to the double garage building above which sits a studio/hobby room or annexe. This room has a kitchenette and makes an ideal work from home space away from the house or area for guests.

The gardens enjoy the best of aspects with ample lawned areas, a lovely greenhouse, and a summery BBQ terrace off the kitchen.

General Information

Services: All mains services are connected

Heating: Gas fired heating

Tenure: Freehold

Council Tax Band: G

Agents Note: Planning Permission for open-plan kitchen-dining extension to rear

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