



# HILL REACH

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HIGH BANNERDOWN



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17 HIGH BANNERDOWN  
BATHEASTON  
BATH  
BA1 7JY

A substantial 5-bedroom, detached family home, positioned beautifully in large well-established gardens which has been renovated and improved. Set in an elevated position in a sought after 'horseshoe' of 56 desirable homes on Bath's eastern fringes.

- 5 bedrooms
- 3 reception rooms
- Large kitchen/breakfast room
- Separate utility room
- Opportunity to develop the plot subject to the necessary planning consents
- Plenty of free-standing parking
- Fine elevated position with lovely views
- Sought-after residential location









## SITUATION

17 High Bannerdown is situated in an elevated location off Bannerdown Road which is within approximately 3 miles from the city centre of Bath and close to local amenities in Batheaston village, which include a convenience store, chemist, doctors surgery, veterinary surgery, dentist and take away. The property is also well placed for easy access into Bath city centre and to the pretty nearby market towns of Colerne, Chippenham and Bradford on Avon.

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

The World Heritage City of Bath 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.

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.









## DESCRIPTION

17 High Bannerdown is approached by a generous parking apron giving access to the front garden where there is scope for a detached garage/carport STPP.

Inside the house, the renovation that has been undertaken is clear – it plays to modern family living with ample storage in the hall, light and airy reception rooms, open plan kitchen/dining / family room all opening onto brand new raised decking with bi-fold doors and overlooking the private, and near-level garden. The kitchen itself boasts bespoke units along with a breakfast bar island.

The ground floor is completed by a cloakroom, utility room and useful reception hall.

Upstairs there are 5 bedrooms with the largest and second largest occupying both ends of the house and both having ensuite shower rooms. The other bedrooms are all doubles served by a refitted and classy family bathroom.

The beautiful and established south facing rear garden has a new raised decking area, ideal for entertaining. It has countryside views and is enclosed to all sides.









# ACCOMMODATION

## GROUND FLOOR

Double glazed door leading to the entrance hall.

### Entrance Lobby

With limestone tiled flooring, antique style radiator and range of bespoke built-in cupboards with hanging rails and shelving. Internal door leads to the inner hall.

### Inner Hall

With engineered wooden floor, single panel radiator, stairs rising and turning to the first floor and understairs storage cupboard. Wooden doors lead to the kitchen/dining room, snug, sitting room and utility room. Front aspect double glazed aluminum windows and side aspect picture window overlooking the front lawn.

### Sitting Room

With front aspect, narrow panoramic style window, double panel radiator, continuation of the flooring from the hallway, bi-fold double glazed aluminum doors lead out onto decking and rear garden, down lighting, built-in book-shelves and TV unit.

### Utility Room

Continuation of the same flooring from the hallway, eye and base level units with work surface area incorporating single bowl stainless steel sink with mixer tap. Space for up-right fridge/freezer, space for tumble dryer and space and plumbing for washing machine. A double-glazed rear door leads out onto the deck and to the rear garden and a door to the cloak room.

### Cloakroom

With low flush WC, rear aspect window and down lighting.

### Snug

With rear aspect double glazed aluminum window and antique style radiator.

### Kitchen/Dining and Family Area

The kitchen is open plan to the dining area and family area, with limestone tiled flooring and underfloor heating, two antique style radiators and two sets of bi-fold doors that lead out onto the decking. It boasts a hand-made kitchen with built-in full height fridge, larder cupboard with spice rack and drawers, granite work surface, upstand and splash back with twin Belfast sink with mixer tap, drinking water, Quooker hot tap and hose attachment, drainer, downlighting and built-in ceiling Neff extractor. The central island boasts a built-in freezer and breakfast bar, with two pendant light fittings above.

## FIRST FLOOR

### Half Landing

With lovely large front aspect picture window.

### Landing

With doors leading to all bedrooms and family bathroom, airing cupboard housing the Worcester boiler serving domestic hot water and central heating and side aspect window.

### Bedroom 1

Enjoys two rear aspect double glazed aluminum windows with fine views towards Brown's Folly and Old Bathampton Quarry, single panel radiator, built-in range of wardrobes, reading lights, side aspect window with a view of Salisbury Hill and door through to en-suite.

### En-suite

Comprising low flush WC with concealed cistern, wash hand basin with vanity cupboard and tiled splash back, walk-in 1½ width glazed shower cubicle with thermostatic shower, monsoon showerhead, down-lighting, extractor fan, water heated towel rail, part tiled walls, tiled flooring and rear aspect frosted window. Duravit sanitary wear

### Bedroom 2

With dual aspect front and rear with built-in storage/wardrobe, antique style radiator and door through to en-suite.

### En-suite

Comprising low flush WC with concealed cistern, Duravit wash hand basin with mixer tap, vanity cupboard below, tiled splash-back, walk-in 1½ width shower cubicle with rainfall shower head, down-lighting, extractor fan, water heated towel rail, tiled floor and rear aspect double glazed aluminum window.

### Bedroom 3

With rear aspect double glazed aluminum window, single panel radiator, built-in wardrobes with cupboards above.

### Bedroom 4

With rear aspect double glazed aluminum window, single panel radiator and built-in wardrobes.

### Bedroom 5

Front aspect double glazed aluminum window, single panel radiator and range of built-in wall shelving.

### Family Bathroom

Comprising a white Duravit suite with low flush WC with concealed cistern, wash hand basin with mixer tap, tiled splash back and vanity drawers below, free standing bath with mixer tap and telephone shower attachment, 1½ width walk-in shower cubicle with monsoon shower head and thermostatic shower, dual fuel towel rail, extractor fan, down lighting, underfloor heating and limestone tiled floor.

## EXTERNALLY

To the front of the property there is a driveway and hard standing giving parking for 4/5 vehicles. The front garden is mainly laid to a level lawn with mature shrubbery and hedging giving a degree of privacy. The front garden is an ideal spot for a garage or car port. The front garden is divided off from the rear garden with 5-foot fencing with climbing roses to the westerly end. To the easterly end there is gated side access, outside water feed and pathway leading around to the rear garden.

The rear garden is enclosed on all sides by boarded 6ft fencing. It has a newly installed area of decking which runs the full width of the house, ideal for outside entertaining and dining with steps leading down to the newly laid lawn. There is a large timber shed, children's climbing frame, mature magnolia and fruit trees, conifer, bay and variegated holly.



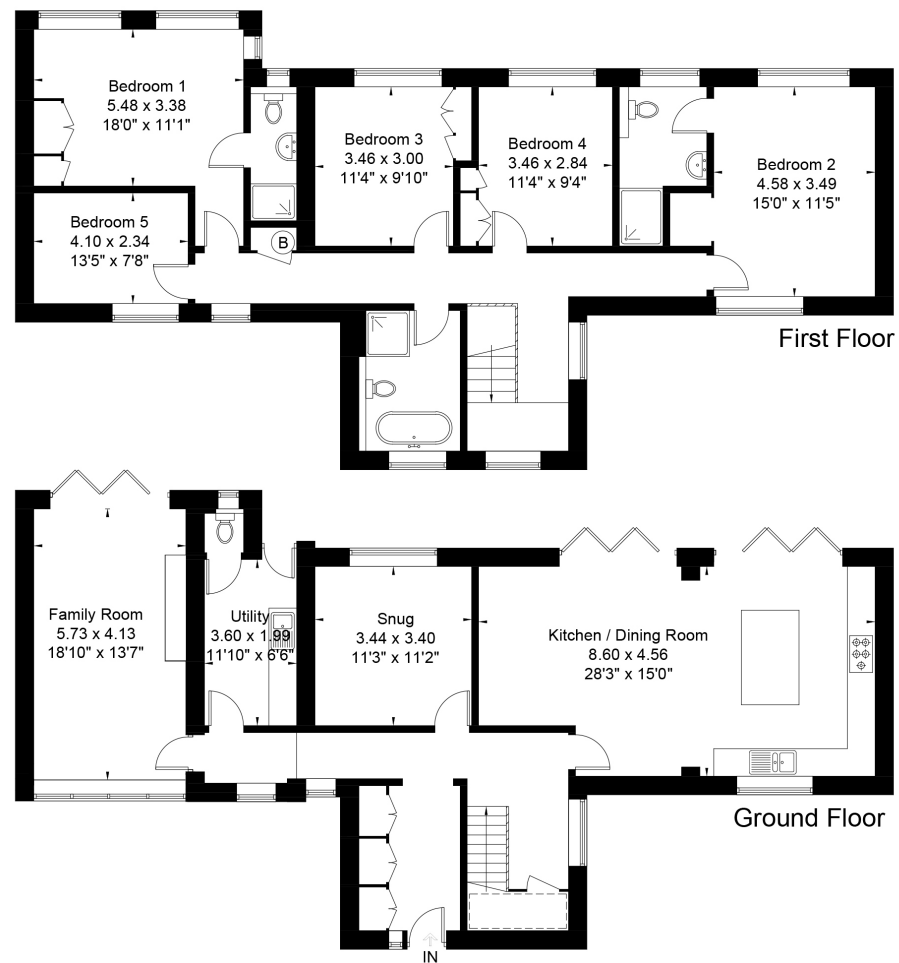




# FLOORPLAN

17 High Bannerdown, Batheaston, BA1 7JY

Approximate Gross Internal Area = 209.4 sq m / 2254 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023



## GENERAL INFORMATION

Services: All mains services are connected

Heating: Gas fired central heating, Underfloor heating in /Dining/Family area

Solar Panels - Return of over £750 per year from the the Feed In Tariff, in addition to energy saving

Tenure: Freehold

Council Tax Band: F -£2,821.17 per annum (2022/2023)

Glazing: Double glazing throughout

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