



# Tower House, Bathford

**COBB  
FARR**

TOWER HOUSE  
53 CHURCH STREET  
BATHFORD  
BATH  
BA1 7RR

An individually designed modern detached house set within attractive landscaped gardens and in a wonderful, elevated setting with views over the Bathampton Valley and towards Solsbury Hill.

TENURE: FREEHOLD

- 3 double bedrooms
- Planning permission for extension
- 3 reception room
- Superb views
- Large garden
- Lovely village location



## SITUATION

Tower House situated adjacent to Bathford Church is an elevated location with most attractive views from it. Church Street itself is a quiet road and the village of Bathford has a vibrant village community with village shop, pub and primary school.

Bathford is on the outskirts of Bath but is also close to the weaver's town of Bradford on Avon, approximately 4 miles distant and is also well located for easy access to other nearby towns to include Chippenham and Corsham.

Nearby amenities include Kingsdown and Cumberwell Golf clubs, The World Heritage City of Bath offers an excellent selection of chain and independent shopping, and a fine selection of restaurants, cafes, wine bars and numerous cultural activities. In addition, notable attractions include the Holburne and One Royal Crescent Museum, Bath Thermae Spa, the Theatre Royal and a world famous literary and music festival. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University campus. The property is set in an excellent position to access nearby schools which include King Edwards, Kingswood, Stonar, St Stephens and Bathford Primary Schools, the latter being within walking distance.

The M4 motorway Junction 18 is approximately 10 miles to the north and Junction 17 is approximately 8 miles to the east. Other communications include a direct link to London Paddington, Bristol and South Wales from both Bath Spa Railway Station and Chippenham Railway Station.

## DESCRIPTION

This individually designed house was built in the 1970's by a well-known local builder and was extended in 2006 to provide an additional sitting room at ground floor level and a dressing room on the first floor. Planning permission also exists for the extension of a further bedroom etc over the garage to the east of the property.

The property is set in splendid gardens with the majority situated to the front of the house and all very well enclosed by high stone walls and hedgerows. To the rear is a further part of the garden with a swimming pool (currently unused).

All rooms are well proportioned, light, and airy and the views are a particular feature of the property. A viewing is strongly recommended by the sole agents Cobb Farr.

## GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: G

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# ACCOMMODATION

## GROUND FLOOR

### Reception Hall

Front door with glazed side panels, staircase rising to first floor with spindle balustrade, understairs storage cupboard and further storage cupboard.

### Cloakroom

With wash hand basin and WC.

### Study

With window to rear aspect, built in shelving and door through to shelved storage cupboard.

### Breakfast Room

Having double aspect with attractive views, coving and opening through to kitchen.

### Kitchen

With full range of floor and wall mounted units with worktops, integrated appliances include 4 ring gas hob, extractor hood over, double eye level oven, freestanding dishwasher and fridge, double bowl sink unit, built in china cupboard, tongue and groove ceiling and doorway leading thorough to utility room.

### Utility Room

With space for washing machine and tumble dryer, storage cupboard, Worcester boiler providing domestic hot water and central heating, water softener, stainless steel sink unit and glazed doors to front and rear gardens.

### Dining Room

Having double aspect with large picture window, views to the front, coving and glazed double doors leading through to the living room.

### Living Room

With fireplace, Minster stone surround, inset gas log effect wood burning stove, built in cabinets, triple aspect including French doors leading out to terrace and 5 wall lights.

## FIRST FLOOR

### Galleried Landing

With large picture window and views, hatch to loft storage space, airing cupboard housing hot water tank and door through to master bedroom.

### Master Bedroom

With double aspect, attractive views and doorway leading into large walk-in dressing/storage room.

### Dressing/Storage Room

With doors into eaves storage space (this room does have the potential to be converted into a dressing room/en-suite bathroom).

### Main Bathroom

With white suite comprising bath and fitted shower, WC, wash hand basin set into vanity surround, cabinets under, ladder radiator and walk in corner shower with sliding glazed screen.

### Bedroom 2

With aspect to the front of the property with superb views.

### Bedroom 3

With rear aspect overlooking the church and gardens, 2 double built in wardrobes with storage above and recess for dressing table.

### Bathroom 2

With white suite comprising bath, WC, wash hand basin set into vanity surround, tiled walls, ladder radiator and window to side overlooking the church.

## EXTERNALLY

To the rear of the property is a pathway to steps leading up to a raised lawn and pathed terrace, within which is set a swimming pool with decked cover over (this is currently unused). The rear garden is well enclosed by high hedgerows and stone walls.

A personal door leads into the double garage with 2 metal up and over doors, electric light and power point and with storage space (it should be noted that the garage has planning permission to be demolished and re-built with a double garage and bedroom above.

To the east side of the house is a garden area within which is a timber shed/summer house with covered and decked balcony.

To the front is a raised terrace leading immediately from the living room with steps leading down to a good-sized front garden comprising lawned area, flower beds, mature shrubs and trees all enclosed by hedgerows and a stone wall. A 5-bar gate and tarmac driveway leads up to parking spaces and to the double garage.

Agents Note: PP for extension over the garage was gained in 2006, however, it was also for a further extension the other end as well which has now been built, therefore the planning permission has been started and therefore still exists.

# FLOOR PLAN

## Tower House, 53 Church Street, Bathford, BA1 7RR

Approximate Gross Internal Area = 211.5 sq m / 2276 sq ft

Garage = 27.5 sq m / 296 sq ft

Total = 239.0 sq m / 2572 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](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2024





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