

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: +44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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Residential Sales

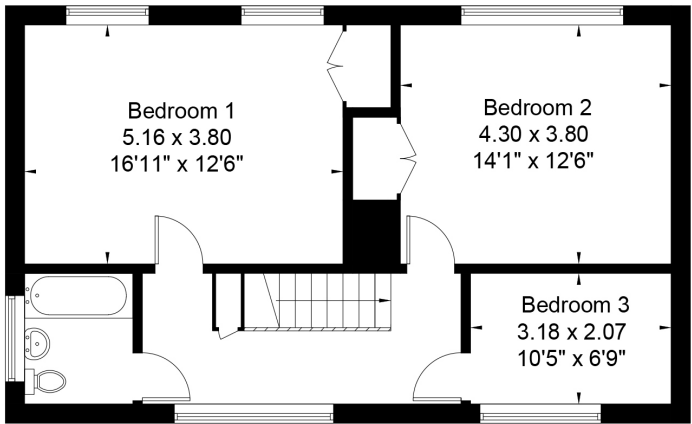


Bathampton, Bath

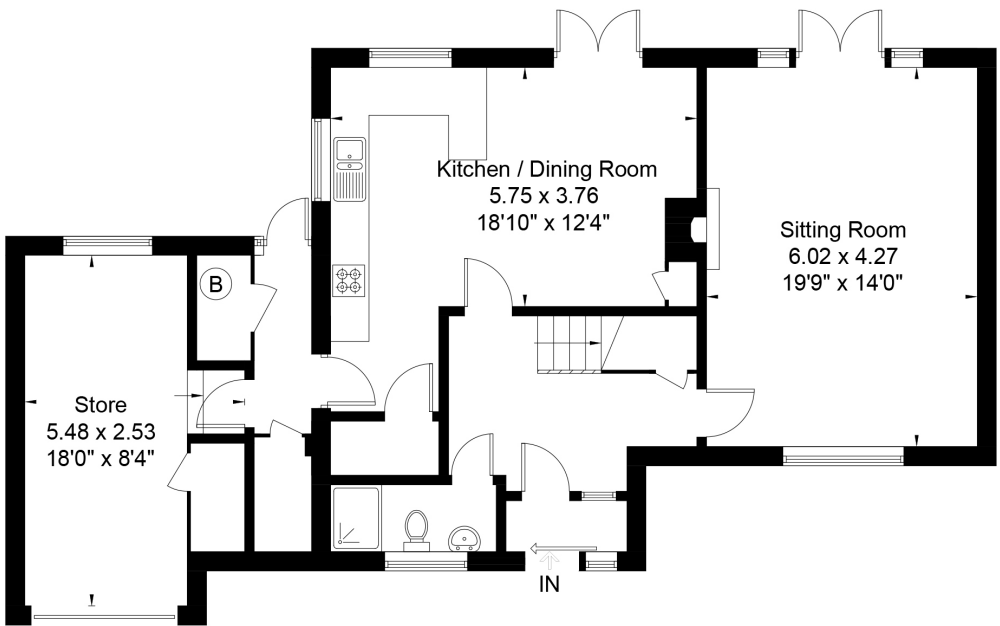


97 Hantone Hill, Bath, BA2 6XE

Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft



First Floor



Ground Floor

Hantone Hill
Bathampton
Bath
BA2 6XE

A sought after 3 bedroom detached, family home, set in this most popular residential area on the Bath outskirts. Benefitting from open-plan kitchen dining room, light and spacious sitting room overlooking south facing gardens, ample parking, garage and offered with no onward chain.

Tenure: Freehold

£650,000

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 2025



Situation

Hantone Hill is located in a fine elevated position within this sought after development, backing onto open countryside and enjoying lovely far reaching views over Bath's surrounding hillsides. Bathampton has a thriving local community and is one of the few villages surrounding Bath that has a comprehensive range of local amenities which includes a doctors and dental practice, a pharmacy, a convenience store, and Outstanding Offsted primary school.

The World Heritage city of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars along with many cultural activities which includes a well-respected international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and the Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and Bath University.

Wonderful walks can be enjoyed along the nearby Avon and Kennett canal towards Bradford on Avon and Bristol and there is also easy access to the Bath skyline walk.

The property is also within easy reach of a triangle of excellent state and independent schools which includes Bathampton Primary School and King Edwards School's on nearby North Road along with Monkton Combe School, Prior Park College, The Paragon School and Ralph Allen School.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 motorway and Bristol Airport are easily accessible.

General Information

Services: All main services are connected
Heating: Full gas fired central heating
Council Tax Band: F
Glazing: Double glazing throughout

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Description

97 Hantone Hill is set at the end of a no-through road on this most popular development set just a few minutes from Great Pulteney Street and the city centre.

The house is approached via a paved path to the porch and in turn the hallway; where the staircase leads to the first floor. The ground floor has a light, dual aspect sitting room which opens onto the south facing terrace and garden, an open plan kitchen dining room with the same orientation as well as a shower room, utility/boiler room, and rear lobby leading to the garage.

Upstairs there are 3 well-proportioned, airy bedrooms with either views of the garden or towards Solsbury Hill. The gardens are to the front and rear of the house, mainly laid to lawn but with mature planting. The rear garden is enclosed to all sides with gated access from the driveway.

Accommodation

Ground Floor

Path leading to the front porch.

Front Porch

With double glazed sliding doors, obscured glazed wooden inner front door leading to the hallway.

Hallway

With stairs rising to the first-floor landing, understairs storage cupboard, double panelled radiator and wall mounted thermostat.

Shower Room

Comprising low flush WC, pedestal wash hand basin, walk in shower enclosure with thermostatic shower, chrome riser with telephone shower attachment, downlighting, extractor fan, front aspect double glazed obscured windows, single panelled radiator, tiled flooring, part tiled walls and shaver point.

Sitting Room

Being dual aspect to the front and rear, double glazed window to the front and glazed patio doors leading out onto the terrace and garage behind, TV point, double panelled radiator and fireplace with gas inset flame effect fire.

Dining Area

With solid wooden flooring, glazed double doors leading out onto the garden, understairs storage cupboard, double panelled radiator and open to the kitchen.

Kitchen

With boosts a matching range of eye and base level units, butchers block worksurface areas incorporating 1½ ceramic Belfast sink with mixer tap, built-in double oven, 4 ring halogen hob, extractor and light over, built-in dishwasher, low level fridge, dual aspect to side and rear with double glazed windows, part tiled walls and downlighting.

The kitchen leads to a large pantry area and a rear lobby.

Rear Lobby

With doors that leave to a second pantry cupboard, tiled flooring, double glazed door leading through to patio and garden, door into garage and door into utility cupboard.

Utility Cupboard

With tiled flooring, wall mounted boiler, space and plumbing for washing machine and shelving.

First Floor

Landing

With front aspect double glazed and secondary glazed picture window enjoying the wonderful view.

Bedroom 1

With 2 rear aspect double glazed windows, double panelled radiator, built-in wardrobe with hanging space and shelving.

Bedroom 2

With rear aspect double glazed and secondary glazed window, double panelled radiator, double built-in wardrobe and air-conditioning unit.

Bedroom 3

With front aspect double glazed and secondary glazed window, double panelled radiator and air-conditioning unit.

Bathroom

Comprising matching suite, low flush WC, pedestal wash hand basin, separate and enclosed panelled bath with mixer taps and telephone shower attachment, part tiled walls, tiled flooring, double panelled radiator, double panelled radiator, wall mounted vanity cupboard, shaver point, downlighting and side aspect frosted double glazed window.

Externally

To the front of the property there is an area of near level lawn which has mature coniferous trees, palm tree and laurel hedgerow.

The driveway provides off road parking for 2 vehicles and leads to the garage. Gated side access to the rear garden.

The rear garden has a generous area of slabbed patio which runs the width of the property perfect for alfresco dining, couple of steps lead up to the main area of lawn which has rose bushes, holly, fruit trees, lavender bushes and enclosed by laurel to all sides and enjoys a good degree of privacy and is south facing.

Garage

With electrically operated roller up and over door, tiled flooring, space for freezer, workbench, shelving, loft storage space and cupboard housing the meters.

