



GREENFINCHES

COBB  
FARR

GREENFINCHES  
5 COLLEGE ROAD  
BATH  
BA1 5RY

A unique property set in this most sought after of addresses within Lansdown offering ample accommodation, private gardens, gated parking and no onward chain.

TENURE: FREEHOLD

- 3 bedrooms
- 2 bathrooms
- Light and airy reception space
- South facing private garden
- Sought after location
- Gated driveway and garage
- No onward chain



## SITUATION

Greenfinches is located in College Road, a much sought after residential area within Lansdown. The property benefits from a beautiful south facing garden and detached garage.

The UNESCO World Heritage City of Bath is within a 15 to 20 minute walk from the property and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars, and a number of well-respected cultural activities, which include a world famous music and literary festival, the The Roman Baths and Pump Rooms, as well as many museums and art galleries.

Also nearby are an excellent selection of schools to include Kingswood, Royal High School and St. Stephens.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Within walking distance are the local shops in St James's square, a Spar on the Ensleigh development and the Lansdown Squash and Tennis Club.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

## DESCRIPTION

Greenfinches is set in a quiet and semi elevated position and accessed by wrought iron double gates leading to the driveway, detached garage and courtyard area. The house is built side on to the road with steps leading to the handsome front door.

Once inside the generous reception hall leads to the kitchen/ breakfast room, dining room and a couple of stairs to the wonderful sitting room overlooking and opening to the garden. The sitting room has dual aspect, a lovely fireplace and ample book shelving. The dining room also has access to the kitchen boasting a wide array of cupboards, built-in appliances and an attached utility room and cloakroom.

Upstairs there are 3 well proportioned bedrooms with a separate bathroom and shower room.

Externally the well maintained and stocked garden has a delightful terrace located off the sitting room and a winding path to the raised vegetable beds.

The property is offered with no onward chain and an internal inspection comes highly recommended.

## GENERAL INFORMATION

**Services:** All mains services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:** G

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# ACCOMMODATION

## GROUND FLOOR

The property is approached via red brick steps with a wrought iron handrail leading to the covered porch.

### Porch

With oversized obscured glazed wooden door with picture windows leading to the hallway.

### Hallway

With archway through to inner hall, range of built in storage cupboards, further high-level cupboards above, wall light and double panelled radiator.

5 steps lead down into the dual aspect sitting room:

### Sitting Room

With flame effect fire set into a stone fireplace with surround mantle and hearth, range of bookshelves with cupboards below, double panelled radiators, double glazed sash and bay window to front aspect and wooden doors to rear aspect leading out to the patio and garden.

### Inner Hall

With stairs which rise and turn to the first-floor landing, doors to kitchen and dining room, storage cupboard, tiled flooring and radiator.

### Dining Room

With solid wood flooring, wall lights, dual aspect double glazed sash windows, panelled radiator, dresser with cupboards, drawers and glazed display cupboards, archway through to the kitchen/breakfast room.

### Kitchen/Breakfast Room

Comprising matching range of eye and base level units, roll top worksurface incorporating 4 ring gas hob, double oven below, extractor fan over, integrated Bosch dishwasher, space for fridge/freezer, part tiled walls, vinyl wooden style floor, double panelled radiator, further worksurface area, 1½ bowl stainless steel sink with mixer tap and drainer, space for breakfast table, side aspect double glazed window, large skylight window, high level consumer unit and part glazed door leading through to the utility room.

### Utility Room

With vinyl wooden style flooring, various tall cupboards and units, work surface area incorporating single bowl stainless steel sink, space and plumbing for washing machine, tumble dryer and additional freezer, side door, frosted double glazed window, downlighting, sky light and door through to cloakroom.

### Cloakroom

With low flush WC, wall mounted wash hand basin with mixer tap, single panelled radiator, vinyl wooden style flooring, part tiled walls, extractor fan and frosted glazed window.

## FIRST FLOOR

### Landing

With window to side aspect, loft access, radiator and roof light window.

### Bedroom 1

With dual aspect to side and rear overlooking the garden with views through the trees, range of built in wardrobes and cupboards, single panel radiator and downlighting.

### Bathroom

With double glazed sash windows to front aspect, low flush WC, pedestal wash hand basin, bath with hot and cold taps, corner shower cubicle with wall mounted shower, towel rail, single panelled radiator, part tiled walls and downlighting.

### Bedroom 3

With double glazed sash windows to front aspect, sliding door double wardrobe, single panel radiator, built in cupboards and shelving.

### Bedroom 2

With two double glazed sash windows to front aspect, single panel radiator, built in double wardrobe and cast-iron fireplace.

### Shower Room

With low flush WC, wash hand basin with vanity cupboard below, corner shower cubicle, Mira wall mounted shower unit, wooden wall panels, airing cupboard housing the Vaillant condensing boiler, hot water cylinder and timer for water and central heating, towel rail and arched feature sash window.

## EXTERNALLY

To the front of the property is a pillared entrance with wrought iron gates leading to the tarmac area for up to 4 vehicles, there is initially a side patio area off the utility with raised herbaceous borders, enclosed by stone walling and secluded bin store.

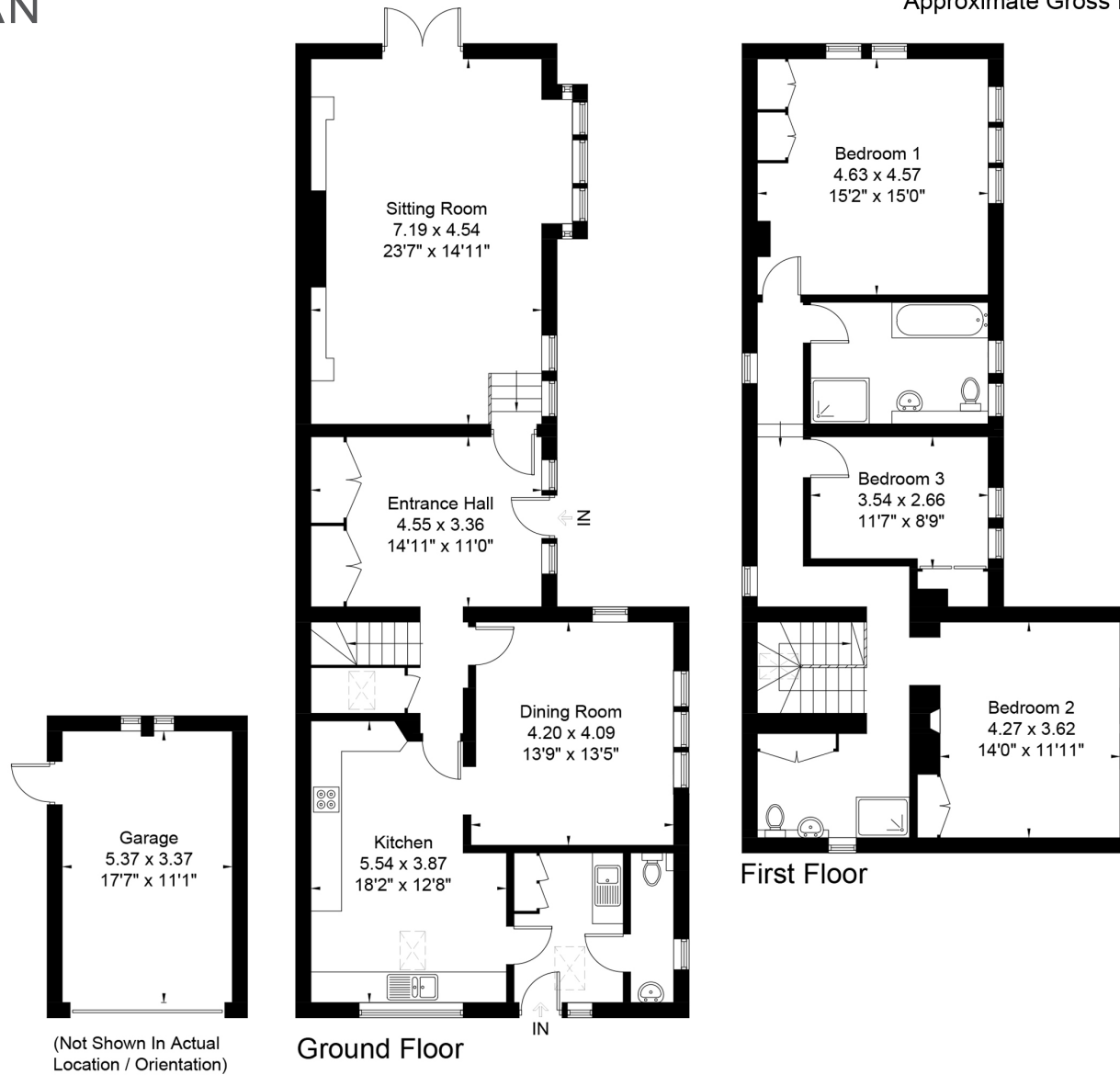
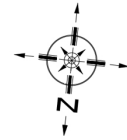
The driveway leads to the detached redbrick built garage with electric up and over door, pitched roof allowing for storage, power light, work benches, personal door to the side and window to rear aspect.

There is a courtyard area with steps leading down to the main garden, which is enclosed on all sides by original stone walling, close board privacy fencing and is laid to lawn with a winding path throughout. The garden is well stocked with numerous flower/herbaceous borders and at the bottom is a generous raised vegetable bed. A raised terrace/patio is accessed from the sitting room.

# FLOOR PLAN

## 5 College Road, Bath, BA1 5RY

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft  
Garage = 17.9 sq m / 192 sq ft  
Total = 204.4 sq m / 2199 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 2023





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