



# 115 Lower Oldfield Park

## Bath

### BA2 3HR

An extremely substantial family home set in a superb location for local shops, schools and the city centre. The property offers gorgeous accommodation over 3 storeys with 2 reception rooms and a refitted and open plan kitchen/diner. 5 bedrooms, ensuite facilities and family bathroom.

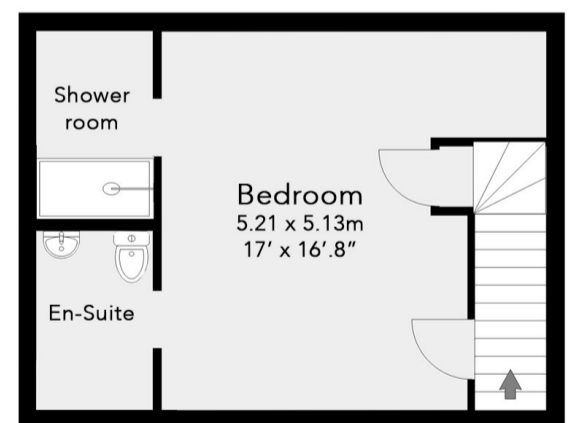
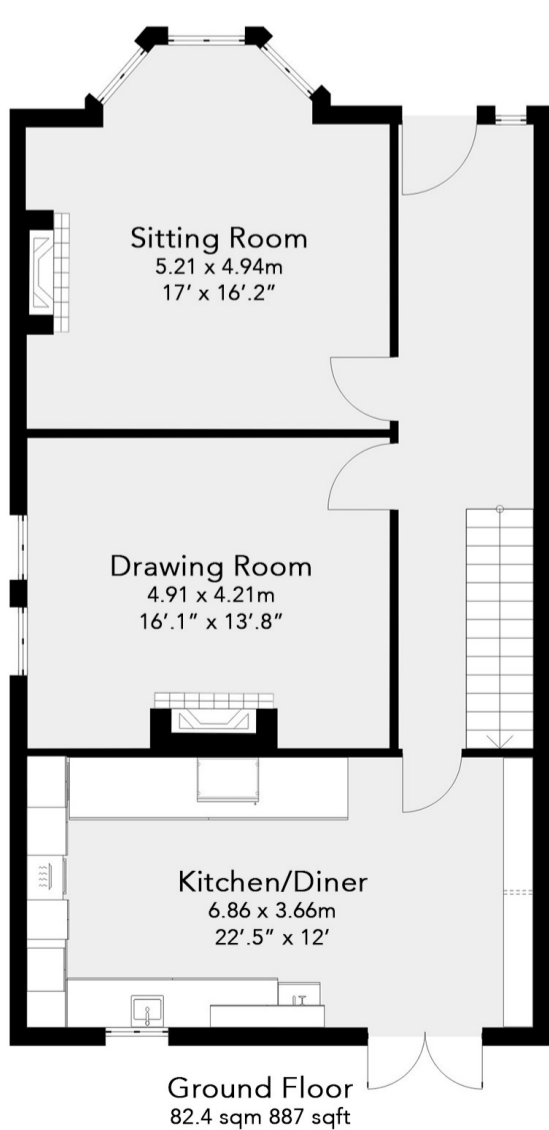
Tenure: Freehold

**£1,150,000**

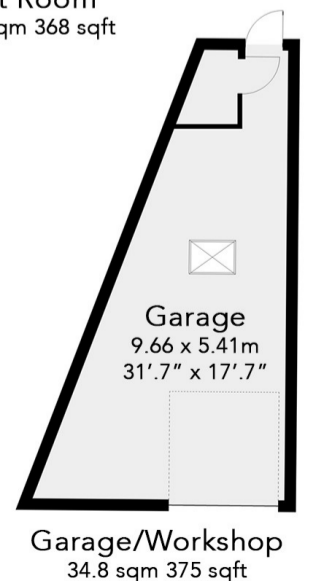
#### Property Features

- 5 ample bedrooms
- Victorian
- Ensuite facilities
- 2 reception rooms
- Modern kitchen/diner
- Gardens front and rear
- Garage/Parking
- Undercroft storage

115 Lower Oldfield Park, Bath BA2 3HR



**Total Area**  
(incl Garage)  
229 sqm  
2465 sqft



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

# Accommodation

## Ground Floor

An attractive wooden front door with leaded-light windows above and to the side.

### Entrance Hallway

With downlighting, decorative cornicing, ceiling rose, part wooden wall paneling, ornate tiled flooring, antique style radiator, stairs which rise to the first-floor landing, doors to both reception rooms, understairs cupboard and thermostat for central heating.

### Reception 1

Boasting a large 3 sash bay window with double glazing, French oak flooring running throughout, chimney breast with inset gas fire, recessed shelving to either side, 2 concealed radiators, decorative cornicing and central ceiling rose.

### Reception 2

With 2 side aspect double glazed sash windows, fireplace with inset electric stove, recessed shelving and cupboards to either side, picture railing, cornicing, ceiling rose and wooden wall paneling.

### Kitchen/Dining Room

Runs across the back of the property with a range of gloss fronted units, quartz work surface area, matching upstand, part tiled walls, tiled flooring and underfloor heating throughout. Full height fridge, full height larder cupboard, 2 mid-level Bosch ovens, microwave oven, 5 ring induction Bosh hob, pop up extractor fan, 2 Neff undercounter freezers, built-in washing machine, tumble dryer and Bosch dishwasher, deep pan drawers, Villeroy and Boch ceramic sink, mixer tap, rear aspect double glazed window, downlighting, wine fridge and built-in low-level freezer.

Continuation of the tiled flooring through to the dining area with display shelf lighting, media wall, concealed radiator, double glazed patio doors lead out onto the decking and garden.

## First Floor

### Landing

With antique style radiator, understairs cupboard and stairs which rise to the second floor.

### Family Bathroom

With tiled flooring, Villeroy and Boch sanitary ware, underfloor heating, bath, suspended WC with concealed cistern, wash hand basin, mixer tap built into vanity cupboard, wall mounted mirrored cupboard, walk in shower with glazed screen, monsoon shower head, water heated towel rail, extractor fan, downlighting, tiled walls and rear aspect double glazed window with built-in blinds.

### Separate WC

With Villeroy and Boch sanitary ware, floating WC with concealed cistern, wall mounted wash hand basin, mixer tap, vanity cupboard below, part tiled walls, tiled flooring, rear aspect double glazed frosting window, cornicing and downlighting.

### Bedroom 1

With triple window bay, double glazed sash windows, wooden panelling, cornicing, ceiling rose, single panel radiator, decorative chimney breast and recesses to either side.

### Bedroom 2

With 2 side aspect double glazed sash windows, feature cast iron fireplace, wooden mantle surround, tiled hearth and single panelled radiator.

### Bedroom 3

With solid wooden flooring, rear aspect double glazed window, double panelled radiator and shelving.

### Bedroom 4

With double glazed sash window to the front and single panelled radiator.

## Second Floor

### Top Floor Bedroom

With solid oak flooring, partially restricted head height, fine views over Bath city center, eaves storage, antique style radiators.

### En-Suite WC

With WC, wash hand basin, tiled flooring, dual fuel towel rail, downlighting and Velux window.

### En-Suite Shower Area

With double shower enclosure, thermostatic shower, chrome riser, water jets, dual fuel towel rail, part tiled walls and Velux window.

## Externally

To the front of the property there is a wrought iron gate and paved pathway leading to the front door.

The garden is mainly laid to level lawn to the front with an illuminated pathway leading to the driveway. Mature conifers giving screening to the front.

The driveway has wrought iron gates and brick block paved and leading to garage with gated side access to the rear.

The rear garden is in two sections. One is a raised timber deck, immediately located off the back of the kitchen which has a wall heater, space for dining table and steps down to the paved rear garden. With raised side borders, mature planting and sheltered gazebo area.

### Undercroft/Cellar

Housing the Worcester boiler, underfloor heating pipes, 2 Mega flow tanks for pressurized hot water throughout the property, meters and consumer units. It then continues through to a cellar/storage area.

### Garage

With double opening doors, air conditioned cool room within and door to the garden.



## Situation

Lower Oldfield Park is located on Bath's lower southern slopes, within 15 minutes-walk of Bath city centre and within easy reach of the excellent local amenities on nearby Moorland Road, which include a national chain supermarket, convenience store, hardware store, delicatessen, café, green grocers and butchers. In addition, Oldfield Park Railway station is on the doorstep and there are regular bus services into the city centre and to both universities.

The UNESCO World Heritage City of Bath is 15 minutes-walk away via Brougham Hayes and Green Park. This wonderful destination city offers a comprehensive array of chain and independent retail outlets, a fine selection of restaurants, cafes and wine bars and a number of well-respected cultural activities which include many pre-London shows at The Theatre Royal, a selection of fine museums and art galleries along with the attractions at The Pump Rooms and Roman Baths.

A triangle of good to outstanding state schools are also within easy reach and include Oldfield Park Infant and Junior Schools, St John's Catholic school, Hayesfield School, Beechen Cliff School and Ralph Allen School; additionally, there is easy access to all of Bath's private schools. World class sporting facilities are available at Bath University campus and Bath Rugby and Cricket Clubs and the Linear Path Two Tunnels Walk is accessed on nearby Monksdale Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa and Oldfield Park Railway Stations, the M4 Motorway is 10 miles to the north and Bristol Airport is 18 miles to the west.

## Description

115 Lower Oldfield Park is the right-hand semi-detached house of two handsome Victorian villa-style houses, set just a few minutes from the local amenities. 115 offers period elegance with retained features as well as modern living through the tastefully refurbished kitchen and bathrooms.

The generous entrance hall is plenty large enough to welcome guests with a beautifully tiled floor and oak doors leading to both the ground floor reception rooms and the modern kitchen dining room which runs the width of the property and in turn leads onto raised timber decking and to the south facing garden beyond.

The first floor offers 4 well presented bedrooms all with pleasant views of the local area. A family bathroom and separate cloakroom complete the accommodation to this level. Upstairs there is another double bedroom with ensuite facilities.

Externally the gardens are to the front and rear with gated access to the side of the oversized garage. The front garden gives mature planting and screening as well as leading last the paved block driveway to the garage. The rear garden offers a raised decking area located immediately to the rear of the kitchen and a larger paved area with raised planning borders.

## General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: F

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