



Overvale

Warminster Road

Monkton Combe, Bath

BA2 7HY

An impressive, deceptively spacious contemporary split level 4 bedroom unique family home with extensive gardens and wrap around sun terraces, a large summer house and wonderful views along with a double garage and plenty of gated off street parking.

Tenure: Freehold

£1,250,000

Property Features

- 4 double bedrooms
- Contemporary open plan kitchen/breakfast room
- Large split level drawing room/dining room
- Study/media room
- Double garage
- Garden Studio
- Large gardens and wrap sun around terraces
- Gated off street parking
- Wonderful leafy views
- 10 minutes drive city centre

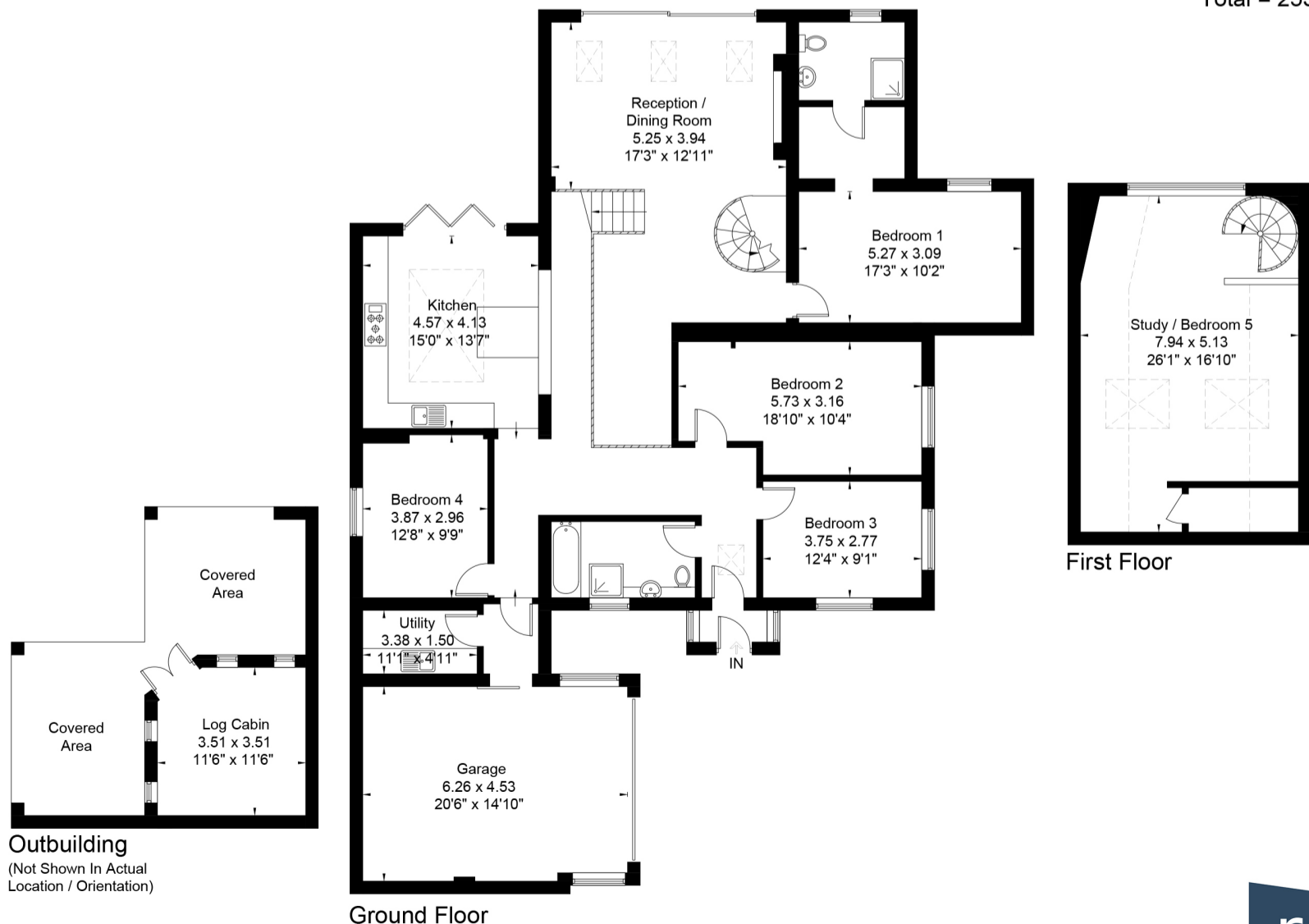
Overvale, Warminster Road, Monkton Combe, Bath, BA2 7HY

Approximate Gross Internal Area = 212.8 sq m / 2290 sq ft

Outbuilding = 11.8 sq m / 127 sq ft

Garage = 28.4 sq m / 305 sq ft

Total = 253 sq m / 2722 sq ft



Accommodation

Ground Floor

Entrance Lobby

With slate flooring, built in shelving, glazed window tiles to left and right and door through to formal entrance hall.

Entrance Hall

With ceramic tiled flooring, glass balustrades, contemporary wall mounted radiator and recessed ceiling spotlights.

Bathroom

With ceramic tiled flooring and walls, large fully panelled jacuzzi bath, large wet shower area with rain and handheld shower, window to front aspect, concealed cistern WC, basin set into vanity cupboard unit with courtesy shelving, wall mounted lighting, extractor fan, 3 decorative ceiling lights and wall mounted towel rail.

Office/Bedroom 3

With fitted carpet, window to front aspect, radiator with deco panel and window to side aspect.

Bedroom 2

With fitted carpet, recessed ceiling spotlights, window to side aspect and radiator.

Bedroom 4

With fitted carpet, window to side aspect and recessed ceiling spotlights.

Rear Lobby

With ceramic tiled flooring, wall mounted Worcester combination boiler and door to garage.

Utility Room

With a comprehensive range of floor and wall mounted units, cupboards and drawers, stainless steel sink, mixer tap, tiled splash back, radiator, space and plumbing for washing machine, tumble dryer and large fridge freezer and extractor fan.

Kitchen

With ceramic tiled flooring, a comprehensive range of contemporary high gloss floor and wall mounted units, cupboards and drawers with wooden work surfaces, 1 ½ bowl porcelain inset sink, stainless steel swan neck mixer tap, integrated appliances to include fridge/freezer, microwave and 4 oven range with 5 ring gas hob and grill plate, glazed splashbacks, extractor over, glazed ceiling lights, courtesy recessed spotlights, wall mounted contemporary radiator, large breakfast bar and bi-fold doors to sun terrace.

Shallow wooden staircase which leads to the sunken drawing room.

Drawing Room

With ceramic tiled flooring, underfloor heating, wall to wall, floor to ceiling sliding doors to garden aspect, 3 Velux ceiling windows, recessed ceiling spotlights, large, recessed Sony TV and Sonos system (available via separate negotiation), recessed contemporary electric fireplace and spiral staircase which leads to large further reception room / office / media room.

Master Bedroom Suite

With fitted carpet, radiator, window to rear aspect overlooking the sun terrace and walkway through to dressing area.

Dressing Area

With a comprehensive range of built-in hanging and storage space.

En-Suite Shower Room

With ceramic tiled flooring, glazed tiled window to rear aspect, wall mounted heated towel rail, WC, large rectangular basin set into drawer vanity unit, glazed splashback, wall mounted lit mirror, large double sized corner shower unit with handheld and rain shower over, wall mounted cupboard, recessed ceiling spotlights and extractor fan.

First Floor

Media Room/Office/Bedroom 5

With wooden flooring, 2 Velux windows, radiators, eves storage space, windows to garden aspect which enjoy the majestic view over the Limply Stoke Valley.

Externally

There are pretty decked sun terraces that wrap around the sides and rear of the property which lead down to a wonderful expanse of lawn with a fantastic leafy aspect and a large timber framed garden studio and paved terrace. To the front there is plenty of gated parking and a covered carport.

Double Garage

With ceramic tiled flooring, up and over doors, radiator. This could be converted into further accommodation/gym.



Situation

Overvale is located on the southerly outskirts of Bath in an elevated location overlooking the Limpley Stoke Valley. To the rear is a wonderful rural aspect with the Kennet and Avon canal almost adjacent, and the River Avon also nearby.

The property is ideally placed for easy access to a number of nearby schools including King Edwards, Monkton Combe, Prior Park, Ralph Allen and Beechen Cliff. It is also conveniently placed for easy access to the nearby market town of Bradford on Avon, with many amenities and individual retail outlets. A local store is also nearby, as is Combe Grove Country Club and Bath University, both of which provide excellent sporting facilities.

The city centre of Bath is within only a mile and provides an excellent array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wealth of cultural activities which include the newly refurbished One Royal Crescent and Holburne Museum, a world famous music and literary festival and many pre-London shows at The Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway junction 18 is approximately 10 miles to the north and Bristol Airport is 18 miles to the west. The nearby village of Freshford also provides a railway station for access to Bath, Bristol and London.

Description

Overvale is a unique 4 bedroom contemporary split level family home, located beautifully on the edge of open countryside and yet within easy reach of Bath city centre. This immaculately presented and deceptively spacious family home has several wonderful entertaining spaces, the open plan dining and drawing room, the lovely wrap-around sun terraces and in the extensive garden and summer house. Stunning far-reaching views over the Limpley Stoke Valley can be enjoyed from all the principal rooms to the rear

The property is entered into a large light and airy hallway with glass balustrades, ceramic tiled flooring and doors to all ground floor rooms. There is an impressive well-equipped kitchen with a glazed atrium, a large breakfast bar and bifold doors leading to a secluded decked sun terrace. In addition, there are 3 double bedrooms, a beautiful family bathroom, a large utility room and convenient access to the double garage. Shallow stairs lead down to an impressive sunken open plan living and dining room with wall-to-wall floor to ceiling sliding doors leading to the decked sun terrace. A feature spiral staircase leads up to a further reception room that could be used as a large work from home office space or media room. Leading from the drawing room there is a generously proportioned master bedroom suite with high ceilings, a well fitted dressing room and en suite shower room.

Externally the property is approached via electric gates into plenty of off-street parking with a covered car port. There are attractive decked sun terraces that wrap around the sides and rear of the property enjoying access from both the kitchen and living space. Steps lead down to an extensive lawned garden and a large timber framed garden studio and terrace.

General Information

Tenure: Freehold

Services: All mains services are connected

Heating: Full gas fired central heating

Council Tax Band: E

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