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Residential Sales

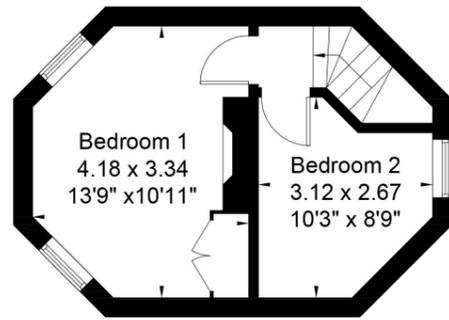


Bathwick Hill, Bath

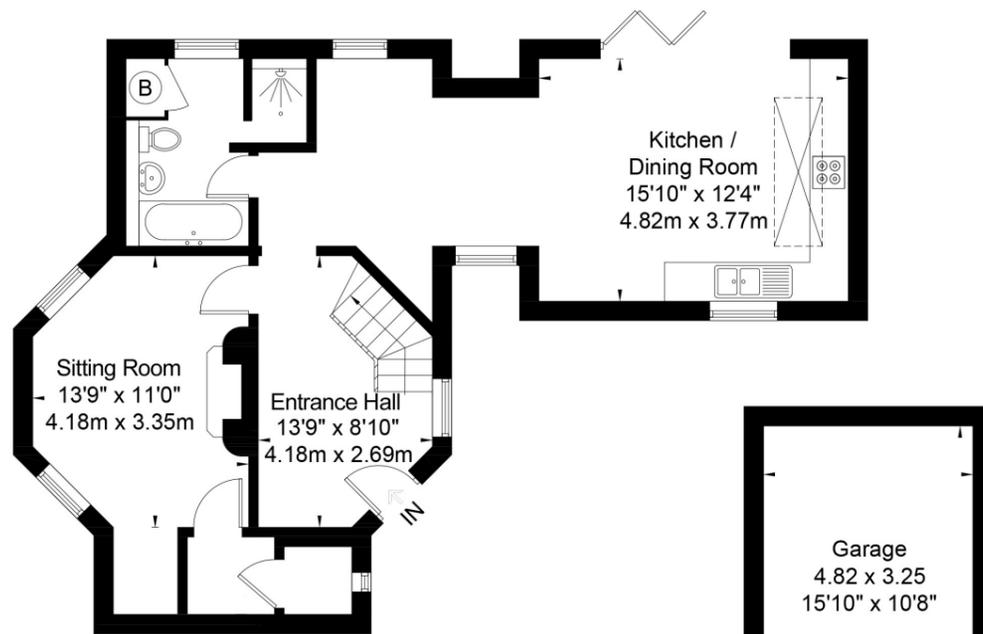


The Round House, The Avenue, Bath BA2 6DR

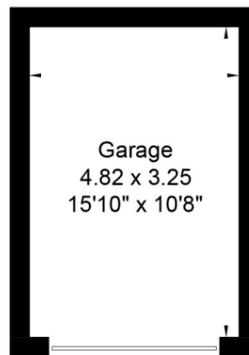
Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
 Garage = 15.6 sq m / 167 sq ft
 Total = 103.5 sq m / 1113 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

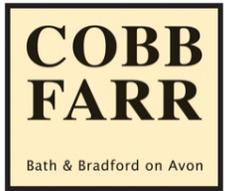
The Round House
 The Avenue
 Claverton Down
 Bath
 BA2 6DR

A charming, refurbished and recently extended Grade II Listed detached former Toll House in a sought-after road, adjacent to Bath University. Set in a level, sunny garden with off road parking and a separate garage.

Tenure: Freehold

£675,000





Situation

Claverton Down is a highly sought-after residential location on Bath's leafy southern slopes, positioned beautifully on the edge of the Bath Skyline walk and within easy access of Bath city centre.

There are excellent local amenities on the doorstep in Combe Down village along with wonderful facilities at Bath University, Combe Grove Manor Country Club and Hotel and many good schools including; Ralph Allen, Prior Park College, Monkton Combe, Combe Down Infants School and King Edwards Schools on nearby North Road. Widcombe Infant and Junior Schools are also within the catchment area.

In addition, there are free regular bus links into the city centre from the Wessex Water headquarters. Close by are the amenities at Bathwick Hill to include; Tesco Metro Store, Dexter's Café and Myrtle Mee Florist.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

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

General Information

Tenure: Freehold

Heating: Full gas fired central heating and underfloor heating on the ground floor

Services: All mains services are connected

Council Tax Band: E

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Description

This delightfully attractive and unusual property is a Grade II listed, former Toll house situated in an enviable position just a few minutes from Bath University and easy reach of a prime bus route to the city centre.

It is approached through a picket gate leading to the gardens which almost entirely encompass the house which has been recently refurbished and extended with a sympathetic yet contemporary, timber-clad build containing a beautiful kitchen, dining space and study area all leading to or looking over the garden. It has made the ground floor accommodation exceptionally light which is completed by a sitting room with wood burning stove, a refitted bathroom and ample storage.

Upstairs there are two pretty bedrooms with period features.

Externally the gardens pair wonderfully with the house, offering privacy, outdoor seating and eating areas, a greenhouse, shed and recycling area. It is filled by a wealth of plants and a pond. Gated access is to the side of the property plus to the rear where there is a shingle parking area for 1/2 vehicles and a separate, single detached garage.

Accommodation

Ground Floor

Entrance Hall

With parquet solid wood flooring, double panelled radiator, stairs rising and turning to the first floor, understairs cubbyhole/wine storage and door leading through to sitting room.

Sitting Room

With fitted carpet, 2 side aspect windows, secondary glazing, lovely fireplace with Bath stone hearth, wooden mantle and inset wood burning stove, double panelled radiator, recessed library book storage area and latch door leading through to a large walk-in cupboard with space for coats and original flooring.

Bathroom

Comprising polished tiled flooring, low flush WC with concealed cistern, wall mounted wash and basin with mixer tap, panelled bath with mixer taps, walk-in double shower cubicle with monsoon shower head and thermostatic chrome riser, downlighting, extractor fan, side aspect frosted secondary glazed window, water heated towel rail, shaver point, vanity cupboard and cupboard housing the Worcester gas combination boiler, underfloor heating system, water pump and consumer unit.

Study Area

With side aspect secondary glazed window and open arch with picture window overlooking the garden leading through to the open plan kitchen/dining room.

Kitchen/Dining Room

This is an extension to the original building being clad on the outside, with bi-fold doors leading out onto the terrace and further window with internal blind overlooking the garden.

The kitchen has a matching range of eye and baselevel units, square top work surface area, 1½ bowl ceramic Franke sink, mixer tap, 4 ring induction Neff hob, Bosch stainless steel extractor over, matching upstand, part tiled walls, high level oven and further microwave oven, built-in fridge/freezer, dishwasher and washing machine. Central island with granite worksurface and wooden surround which houses the drawers and cupboards.

First Floor

Landing

With latch doors leading to bedrooms 1 and 2.

Bedroom 1

With 2 side aspect windows with secondary glazing, double panelled radiator, feature cast iron fireplace and built-in wardrobes with cupboards above.

Bedroom 2

With secondary glazed window and double panelled radiator.

Externally

Gardens encompass the property on all sides, it is fenced and set behind original stone walling and boasting mature borders, plants, timber framed shed, courtesy lighting, water feed and a pond. There is a shingle pathway leading around the side of the property through the side gate.

To the rear there is a lovely terrace which enjoys a good degree of privacy and sunshine. There is a newly constructed greenhouse and gated access to the rear of the property which leads to a private off-road parking space and a garage. Finally, there are raised vegetable beds, concealed wood store and bin store.