



# 93 Lower Oldfield Park

Bath

BA2 3HR

A beautifully presented 4 bedroom bay fronted Victorian semi-detached family home of lovely proportions with a generous well-stocked south facing garden and off-street parking for several cars, located in a popular residential area within 10 minutes' walk of Bath city centre and within easy walking distance of many excellent local amenities.

Tenure: Freehold

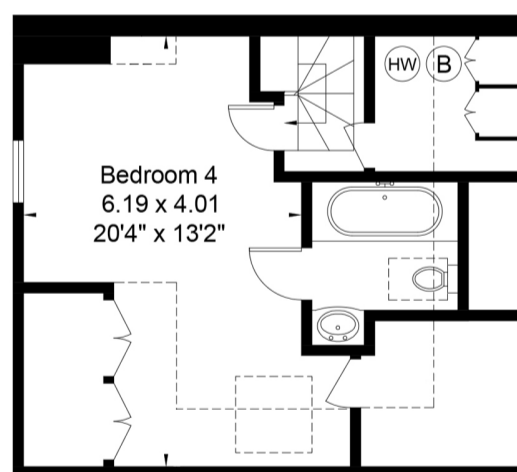
**£1,100,000**

## Property Features

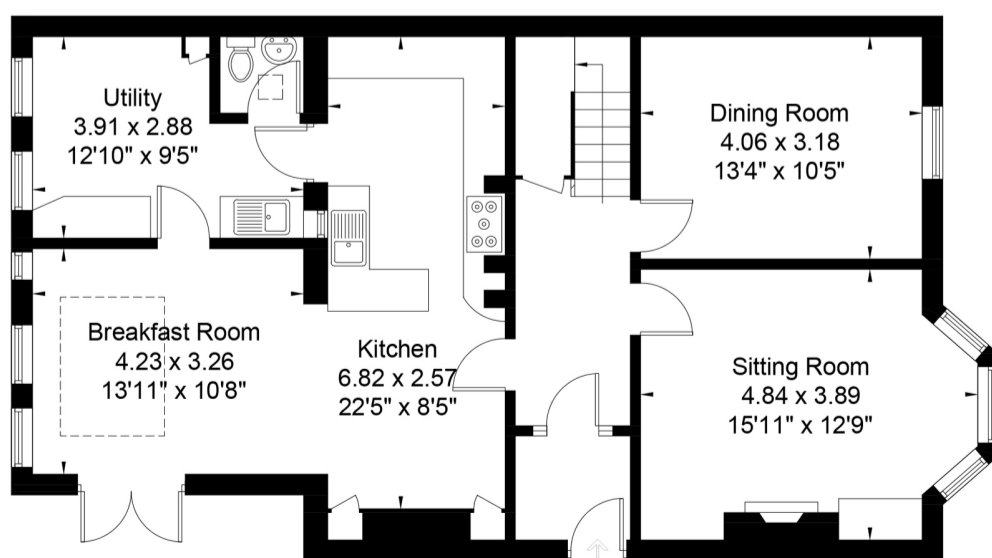
- 4 Lovely double bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Open plan kitchen/living/dining
- Utility Room
- Guest Cloakroom
- South facing gardens
- Off street parking for several cars
- Excellent local amenities

## 93 Lower Oldfield Park, Bath BA2 3HR

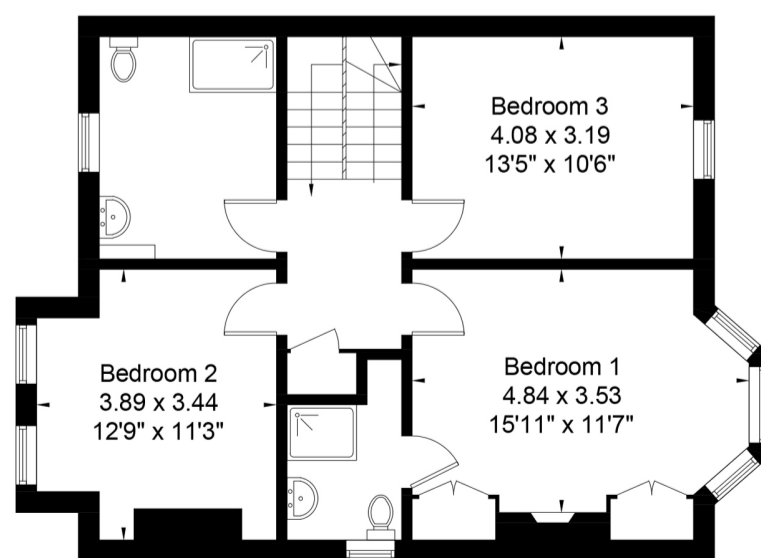
Approximate Gross Internal Area = 200.3 sq m / 2156 sq ft



Second Floor



Ground Floor



First Floor

# Accommodation

## Ground Floor

### Entrance Lobby

With mosaic tiled flooring, cupboards housing the utilities, part glazed door into the formal entrance Hall.

### Formal Entrance Hall

With impressive mosaic tiled flooring, radiator, dado rail, intricate period cornicing and large under stairs storage cupboard.

### Open Plan Kitchen/Living and Dining Space

With natural stone flooring, underfloor electric heating, the kitchen has a range of Shaker style floor and wall mounted units, cupboards and drawers, composite Silestone work surface and upstand, integrated fridge, double Neff electric ovens with warmer drawer, steam oven and combination with microwave oven, 5 ring Neff induction hob, extractor over, glazed splashback, courtesy lit cupboards, recessed ceiling spotlights, dual stainless steel inset sink, stainless steel swan neck mixer tap and Quooker tap, 2 recessed cupboards 1 housing the water softener, radiator, 3 sash windows to garden aspect, ceiling light and double doors to garden.

### Utility Room

With natural stone flooring, space and plumbing for washing machine, tumbler dryer and further fridge/freezer, radiator, 2 sash windows to garden aspect, stainless steel sink and drainer and mixer tap.

### Guest WC

With natural stone flooring, pedestal WC, pedestal basin with glazed shelf over, ladder effect heated towel rail, light tunnel, extractor fan and recessed ceiling spotlights.

### Formal Drawing Room

With fitted carpets, dado rail, picture rail, bay window to front aspect with 3 sashes, 2 radiators, period style fireplace with slate hearth, gas coal effect fire, recess to right, built-in TV stand to left, intricate period cornicing detail and central ceiling rose.

### Dining Room

With fitted carpet, radiator, dado rail, picture rail, sash window to front aspect, period cornicing detail and central ceiling rose.

Stairs with fitted carpets rise to the first floor landing.

## First Floor

### Landing

With fitted carpet and built-in cloaks cupboards.

### Bedroom 1

With fitted carpet, bay window with 3 sashes to the front aspect, picture rail, period style fireplace and surround with slate hearth, 2 bespoke built-in wardrobes to either side and radiator.

### En-Suite Shower Room

With ceramic tiled flooring, fully tiled and glazed shower unit, pedestal basin with tiled splashback, glazed shelving over, pedestal WC, sash window to side aspect, ladder effect heated towel rail, recessed ceiling spotlights and extractor fan.

### Bedroom 2

With fitted carpet, 2 sash windows to rear aspect, radiator under and recessed shelving.

### Bedroom 3

With wooden effect flooring, sash window to front aspect, radiator, dado and picture rail.

### Family Bathroom

With ceramic tiled flooring, large double sized fully glazed and tiled shower unit with handheld shower, pedestal WC, pedestal basin, tiled splashback, courtesy lit mirror, sash window to rear aspect, recessed ceiling spotlights, heated towel rail, radiator and extractor fan.

Stairs with fitted carpet rise to the top floor.

## Top Floor

### Guest Bedroom 4

With fitted carpet, sash window to rear aspect with radiator under, exposed beams, Velux window, 3 recessed eaves storage spaces, ceiling spotlight tracks and en-suite bathroom. Further large storage cupboard housing the boiler and hot water tank.

### En-Suite Bathroom

With natural stone flooring, mosaic tiled walls, deep inset bath with tiled surround, wall mounted shower over, pedestal WC, basin set into cupboard vanity unit, courtesy recessed shelving, Velux window to rear aspect and ladder effect towel rail.

## Externally

To the front there is off street parking for up to 3 cars and to the rear accessed from the side and family room there is a south facing paved terrace that spans the width of the property to the rear along with a level lawn with mature well stocked borders, raised beds and fruit trees. In addition, there is large timber framed summer house and shed which could be replaced or converted into a garden studio. There is also convenient rear access on to a small lane which leads from Junction Road to Arlington Road.



## Situation

Lower Oldfield Park is situated on Bath's sought after lower southern slopes, within easy walking distance of Bath city centre and close to the excellent local amenities on nearby Moorland Road, along with easy access to Oldfield Park Railway Station and Hayesfield Girls School.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include Beechen Cliff School in Bear Flat, Hayesfield School on Oldfield Park, Prior Park College on Prior Park Road, Ralph Allen School in Combe Down and The Paragon school in Lyncombe Vale.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Combe Grove Manor, Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

## Description

93 Lower Oldfield Park is a handsome bay fronted Victorian semi-detached family home of lovely proportions, located in an ideal residential position, close to excellent local amenities and with easy walking distance of Bath city centre.

This beautiful family home which has retained a wealth of period detail is presented in immaculate and tasteful decorative order throughout and has been beautifully refurbished to include high quality finishes which include attractive mosaic tiled flooring, acoustic glazing to the front windows and double glazing throughout, along with a Quooker hot water tap and water softener.

The property is entered to the side into an impressive hallway with attractive mosaic Victorian style flooring and doors to all rooms. To the rear there is a lovely open plan living and dining room which has double doors leading to the gardens. This comfortable family living space is open plan to a well fitted contemporary 'Shaker' style kitchen with Silestone work surfaces and quality German appliances. In addition, there is a large utility room and guest cloakroom.

To the front there is an elegant bay-fronted sitting room with a gas fire along with a formal dining room.

The first-floor accommodation comprises an attractive bay fronted master bedroom to the front with bespoke fitted wardrobes and a well fitted ensuite shower room. In addition, there are 2 further double bedrooms and a particularly spacious, well-fitted shower room.

The loft space has been converted to provide a lovely guest bedroom with plenty of eaves storage and a pretty bath and shower room. A large walk-in loft space houses the Vaillant gas boiler and a Megaflo pressurized hot water system

Externally to the front there is free-standing off-street parking for several cars and to the rear accessed to the side and from the family room there is a pretty paved sun terrace that spans the width of the property which leads to a level lawn with mature well stocked borders. A decorative wooden arch leads to a further secluded garden with raised vegetable beds and fruit trees. In addition, there is a large timber summer house and garden shed that could be converted or replaced to create a fabulous garden studio. There is rear access onto a small lane which leads from Junction Road to the left, and Arlington Road to the right.

## General Information

Tenure: Freehold

Heating: Full gas fired central heating

Services: All mains services are connected

Council Tax Band: E

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