





Primrose House  
Westwoods  
Box Road  
Bath  
BA1 7QE

An impressive detached family home featuring extended living space, four double bedrooms, level landscaped gardens and ample driveway parking, situation within minutes of local village amenities and Bath city centre.

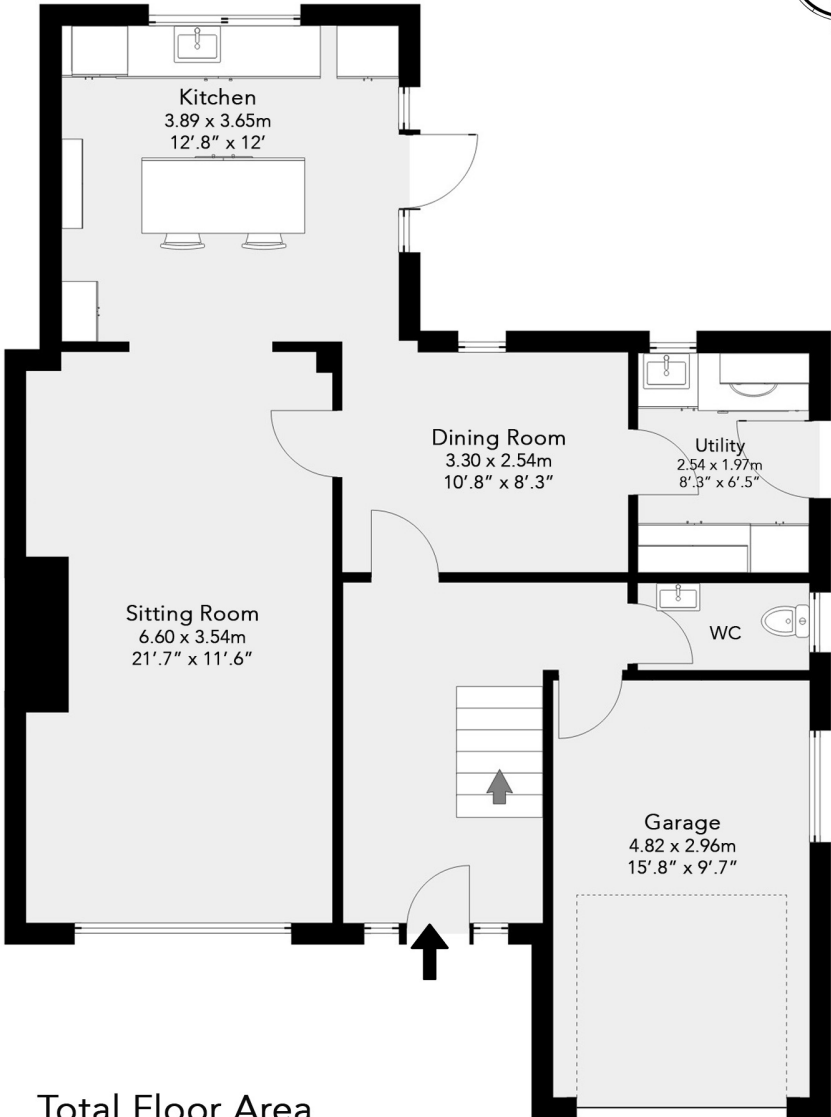
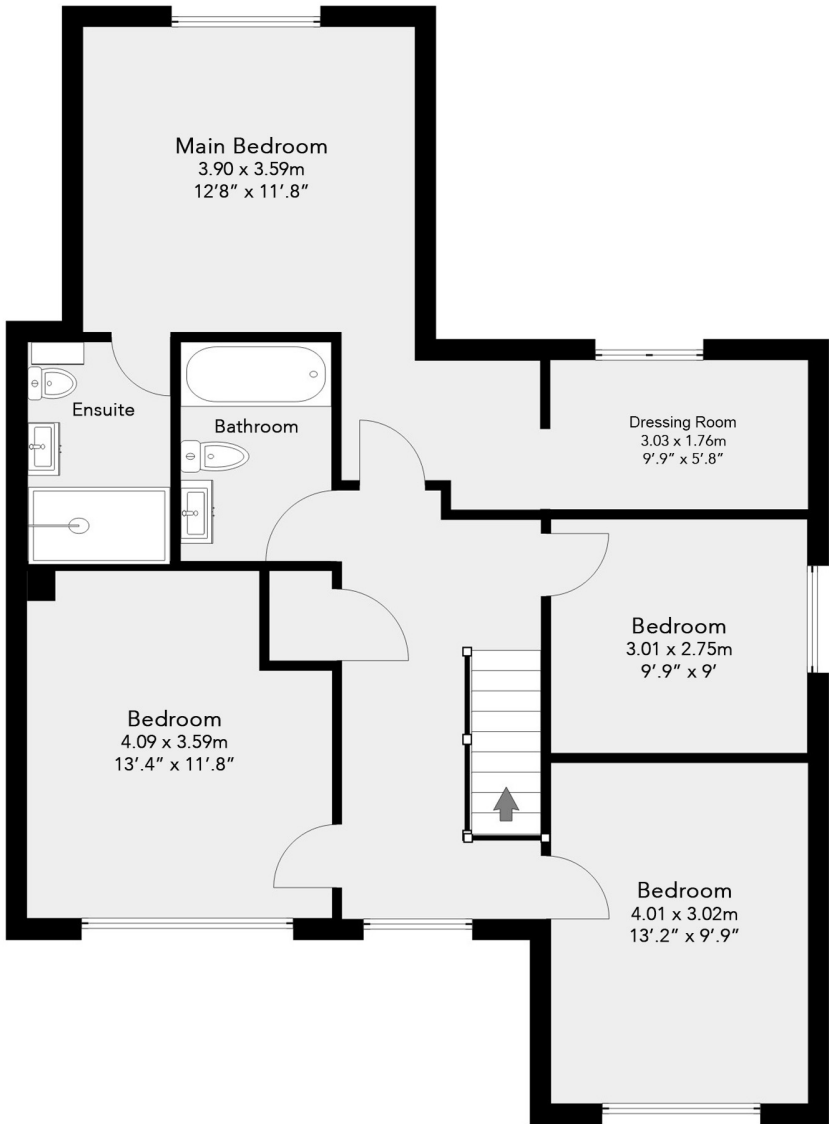
Tenure: Freehold

£995,000

Property Features

- 4 generous bedrooms
- Dressing room and ensuite
- Wonderful living space
- Extended and fully refurbished
- Garage/gym
- Level enclosed gardens
- Residential location
- Vendor suited

Primrose House, Westwoods, Bathford, BA1 7QE



Total Floor Area  
(including Garage approx)  
155 Sqm  
1668 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

Front door with stone porch and leads through to hallway.

### Hallway

With 2 front aspect obscured picture windows and stairs rising to the first-floor landing.

### Reception Hall

With engineered flooring, understairs storage cupboard, access to garage, cloakroom and dining room.

### Cloakroom

With tiled flooring, part-tiled walls, side aspect frosted double glazed window, low flush WC with concealed cistern and wall mounted wash hand basin.

### Dining Room

With engineered flooring, rear aspect double glazed window, open archway through to the kitchen, doors to the utility room and through to the sitting room.

### Utility Room

With engineered flooring, rear aspect double glazed window, eye and base level units, tall cupboard housing the Worcester boiler, granite effect worksurface with matching upstand, inset single bowl Franke sink, mixer tap and drainer, space for tumbler dryer and washing machine and side aspect obscured glazed door.

### Sitting Room

With a generous front aspect double glazed window, fitted plantation shutters, electric flame effect fire mounted onto the chimney breast, herringbone flooring and double width archway leading through to the kitchen.

### Kitchen

Sigma 3 with 2 tone units, high level double oven and microwave oven, 1½ bowl composite Franke sink, mixer tap and shower hose, rear aspect double glazed window with fitted planation shutters, central island unit with glass and stainless steel extractor fan over 4 ring Neff halogen hob, built-in recycling station, built-in dishwasher and 50/50 split fridge/freezer, picture windows, double glazed patio door with plantation shutters leading onto the terrace.

## First Floor

### Landing

With access to the loft, front aspect double glazed window, radiator, access to all bedrooms and big airing cupboard housing the pressurised hot water cylinder.

### Bedroom 1

With rear aspect double glazed window, double panelled radiator, downlighting, bedside wall light and door through to en-suite.

### En-Suite Shower Room

Comprising low flush WC, wall mounted wash hand basin with vanity unit below, double walk-in shower enclosure with shower screen, monsoon shower head and separate shower hose, shaver light, shaver point and extractor fan.

From bedroom 1 there is an open archway through to a dressing area.

### Dressing Area

With a range of wardrobes, shelving and radiator.

### Bedroom 2

With front aspect double glazed window and double panelled radiator.

### Bedroom 3

With front aspect double glazed window and radiator.

### Bedroom 4

With side aspect double glazed window and radiator.

### Bathroom

With low flush WC with concealed cistern, wall mounted wash hand basin with vanity cupboard below, panelled bath with glazed shower screen, monsoon shower head and telephone shower attachment, shaver point, water heated towel rail and extractor fan.

## Externally

Block paved driveway provide hard standing off road parking 2/3 vehicles. The front garden is laid to level lawn with raised borders, flowering hydrangea all set behind a laurel hedge and a wonderful conifer tree. The driveway leads to the garage with a roller door, gated side access.

To the rear there is a generous slate slabbed patio and matching pathway leading round to a side store. The garden is level and mainly laid to lawn, enclosed by privacy fencing and mature hedgerow, couple of shingled areas ideal for BBQ and large terrace for a large outdoor sofa. Outside power, lighting and water feed.

### Garage

Side aspect double glazed window, roller door, housing the gas/electric metres, consumer unit and currently being used as a home gym.





## Situation

Primrose House occupies a prime location on the eastern fringes of the historic city of Bath, ideally positioned for access to the nearby villages of Batheaston, Bathford and Box. The charming towns of Chippenham and Bradford on Avon are easily accessible, while Bath city centre is just a 10-minute drive away.

Local amenities are excellent, with Bathford village offering a well-regarded primary school, a convenience store, a traditional pub, a church, and a thriving rugby club. A national supermarket lies just a mile away towards Bath, and a regular bus service provides convenient links to both Bath and Chippenham.

The UNESCO World Heritage City of Bath offers a rich blend of culture, history and leisure. Residents enjoy an outstanding array of independent and high-street shops, award-winning restaurants, cafés, and wine bars. Cultural attractions abound, including renowned museums, galleries, The Roman Baths, the Pump Rooms, Bath Abbey and a vibrant calendar of international music and literary festivals.

World-class sporting facilities are available at Bath Rugby and Cricket Clubs, as well as at the University of Bath. The city is also home to several prestigious hotels, country clubs and the acclaimed Thermae Bath Spa.

Education is a strong feature of the area, with a wide range of respected state and independent schools nearby. These include Kingswood School, The Royal High School, King Edward’s School, Beechen Cliff, Hayesfield, Ralph Allen, and further afield, Hardenhuish and Sheldon Schools in Chippenham.

Transport connections are superb, with direct rail services to London Paddington, Bristol and South Wales from Bath Spa and Chippenham stations. The M4 motorway is accessible via Junctions 17 and 18, each approximately 10 miles away, and Bristol Airport is just 18 miles to the west. Regular local bus services connect to the city centre and surrounding areas.

## Description

Primrose House is approached via a generous brick-paved driveway which leads to the garage and front entrance, bordered by a level front garden with mature planting, well-tended borders and a striking fir tree.

The interior is beautifully presented, with attention to detail evident throughout. The ground floor benefits from zoned underfloor heating and a thoughtfully extended kitchen, with all rooms accessed from a central hallway that also links to the integral garage—currently utilised as a gym.

The main sitting room overlooks the front garden and opens directly into the kitchen, which features a central island and double doors leading to the rear garden. An archway flows seamlessly into the dining room, which in turn provides access to a practical utility room. A guest cloakroom completes the ground floor.

Upstairs, a bright and spacious landing leads to four well-proportioned bedrooms. The principal suite, set within the rear extension, includes a stylish en-suite shower room and a private dressing room. The remaining bedrooms each enjoy a pleasant outlook, and the family bathroom has been fully refitted to a high standard.

To the rear, the level and enclosed garden is perfect for family life and outdoor entertaining. Gated access to both sides, mature planting, and a generous patio terrace—directly accessible from the kitchen—make this a wonderfully functional and attractive outdoor space.

## General Information

Services: All mains services are connected  
Heating: Gas fired central heating throughout and underfloor heating throughout the ground floor with individual room thermostats.  
Tenure: Freehold  
Council Tax Band: F

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