



83 New Buildings, Peasedown St John, Bath BA2 8LB

£875,000 Freehold

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Description

A superb, detached period home which has been extended by the present owners to create a wonderful family property, located in a quiet tucked away position within this sought after hamlet, close to the village of Peasedown St John. The property sits in approximately 1/2 an acre and benefits from a detached double garage, ample driveway parking, mature gardens and adjoins neighbouring countryside.

As you enter through the main front entrance door you are welcomed into the spacious entrance hall which has double doors to the left leading through in to the triple aspect sitting room. This light and airy reception room enjoys views over the gardens with patio sliding doors leading on to the paved terrace and has a feature cast iron fireplace with inset gas fire. From the entrance hall, an opening to the right leads into a inner hall with stairs rising to the first floor landing. There is a door leading through into the dining room and sitting room which has a wonderful fireplace with exposed stone wall to either side with inset wood burning stove and patio sliding doors leading out on to the paved terrace. In addition to the downstairs, steps

down from the entrance hall leads to a good-sized kitchen/breakfast room having a range of fitted wall and base units with an integrated dishwasher and space for appliances, a useful utility room having plenty of wall and base units and a door leading to the rear courtyard. In addition to the downstairs there is an additional reception room which could be used as a study or breakfast room.

To the first floor there is a spacious landing with walk in airing cupboard. To the right-hand side of the property there is the dual aspect main bedroom with fitted wardrobes and a en-suite bathroom with separate shower cubicle. To the left hand side of the first floor there are three further bedrooms, one having a walk in cupboard and one currently being used as a dressing room and a spacious family bathroom with a separate shower.

Internal viewing comes highly recommended to fully appreciate what this wonderful family home has to offer.









Outside

The property is approached through a wooden gate leading on to the driveway which offers ample parking for several vehicles and in turn leads to the detached double garage having an electric garage door and having power and light. From here a paved pathway leads to the main front entrance door and the large paved terrace, ideal for enjoying those summer evenings and al-fresco dining. The gardens are grounds to the property are approximately 1/2 an acre and predominantly laid to lawn with mature flowerbeds and raised borders housing a wide selection of trees, shrubs and bushes. The gardens are encompassed by mature trees and hedging. To the rear of the property is an enclosed courtyard garden which has a gate leading on to the lane.

Location

New Buildings is a hamlet situated just a short drive from the city of Bath and on the fringes of Peasedown St John village providing local amenities. Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors' surgery, sports clubs (football and cricket), a community library, church's and a couple of public houses. The village also benefits from a regular bus services to Bath, Bristol, Radstock, Shepton Mallet and Wells. Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Close to the property is a variety of amenities, Bath rugby Club and Bath City Football Club. From here there are bus links into the city centre, Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx).



Local Information New Buildings

Local Council: Bath and North East Somerset

Council Tax Band: E

Heating: Gas fired central heating

Services: Mains drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



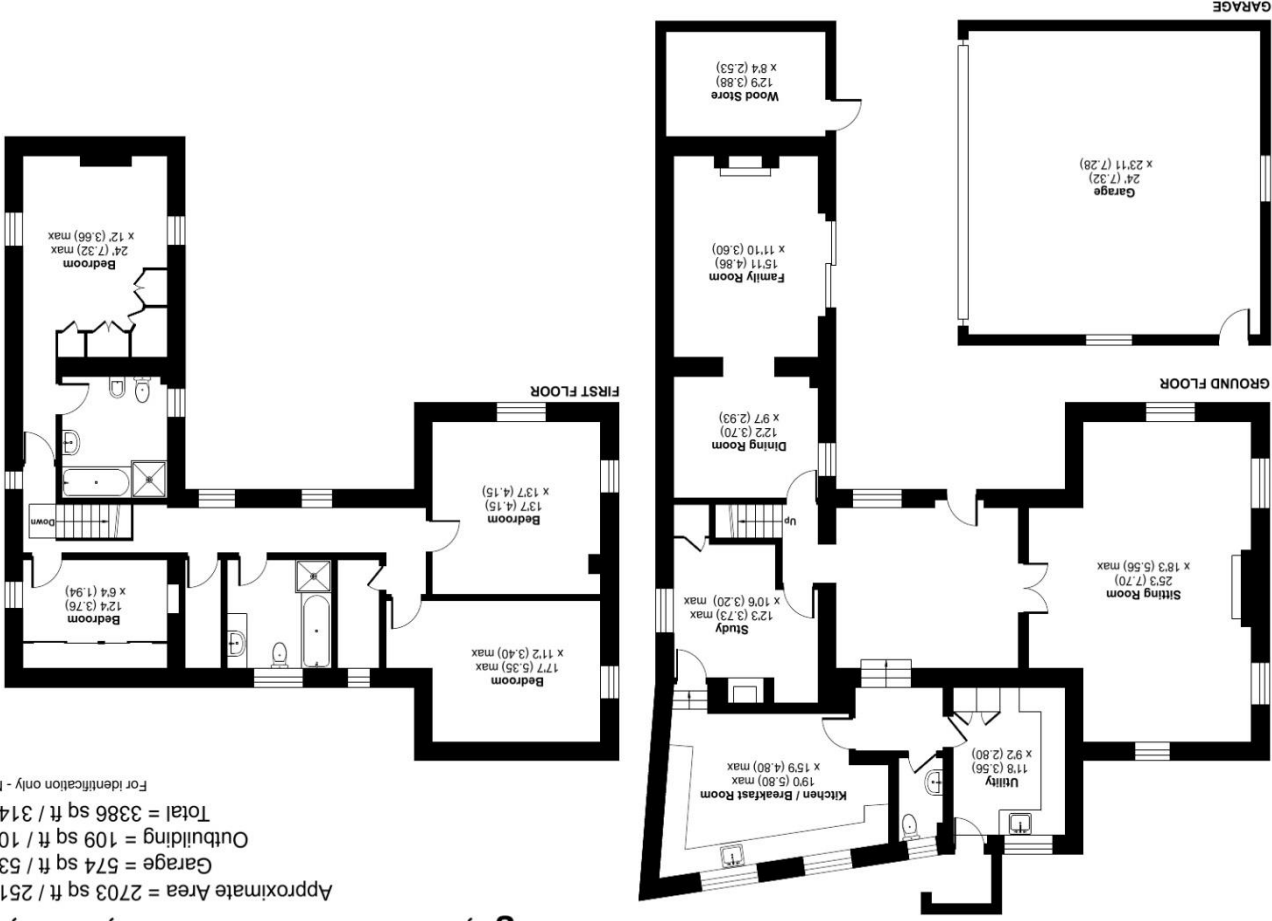
Nearest Schools

- Peasedown St John
- Bath, Midsomer Norton and Radstock

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Approximate Area = 2703 sq ft / 251.1 sq m
Garage = 574 sq ft / 53.3 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 3386 sq ft / 314.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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