





One Two Five  
Box Road  
Bath  
BA1 7LR

A unique and sympathetically extended multi-functional 4 bedroom detached property with a self-contained one bedroom annexe, a textile printing studio and a secondary studio previously used as a pottery, positioned beautifully in a large plot with wonderful gardens, fabulous views and plenty of parking, located on Bath's eastern fringes, within easy reach of the city centre and neighbouring villages.

Tenure: Freehold

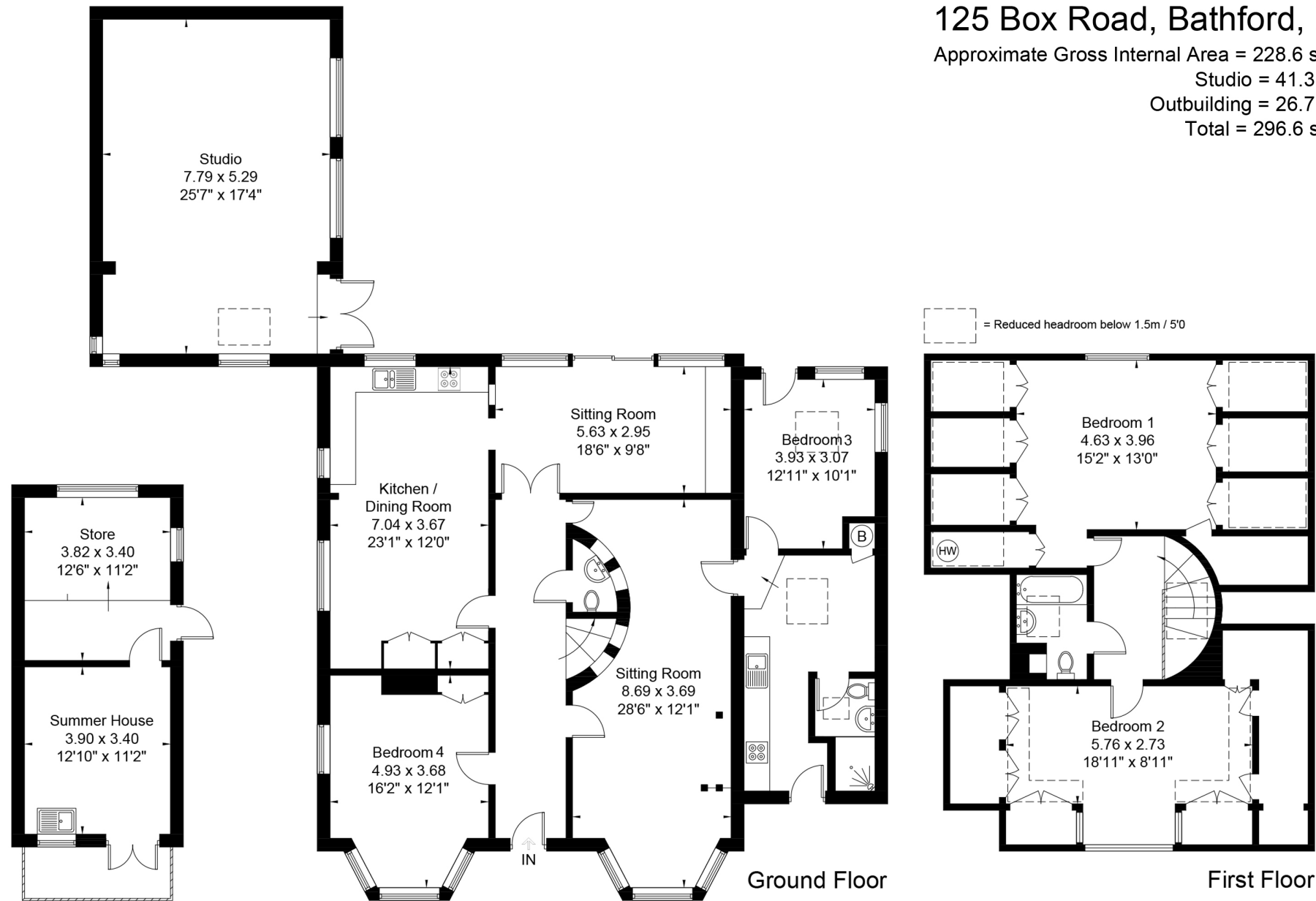
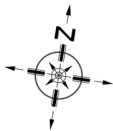
£925,000

Property Features

- 4 spacious double bedrooms
- 2 bathrooms
- Guest cloakroom
- 3 reception rooms
- Kitchen breakfast room
- One bedroom self-contained annexe
- Textile printing studio
- Studio with phase one electrics
- Beautiful mature gardens enjoying lovely far-reaching views
- In-out driveway and plenty of parking

125 Box Road, Bathford, BA1 7QQ

Approximate Gross Internal Area = 228.6 sq m / 2460 sq ft  
Studio = 41.3 sq m / 444 sq ft  
Outbuilding = 26.7 sq m / 287 sq ft  
Total = 296.6 sq m / 3191 sq ft



Outbuilding  
(Not Shown In Actual  
Location / Orientation)

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





# Accommodation

## Ground Floor

### Entrance Hall

With painted floorboards, radiator and recessed ceiling spotlights.

**Bedroom 3/Reception Room/study**

With painted floorboards, fireplace recess, built in cupboard to right, recess to left, bay window to front aspect with radiator under and window to side aspect.

### Guest WC

With vinyl flooring, pedestal WC and wall mounted basin with tiled splashback.

### Kitchen/Dining Room

With solid wood flooring, window to side aspect with radiator under, window to rear aspect, a range of wall to wall, floor to ceiling built-in cupboards, space for large fridge/freezer, a comprehensive range of floor mounted high gloss units with honed granite worksurface and upstand, 1½ bowl inset Frankie sink and stainless steel swan neck mixer tap, integrated Bosch electric oven, 4 ring halogen hob and recessed ceiling spotlights.

### Sitting Room

With vinyl tiled flooring, radiator, wall to wall, floor to ceiling sliding doors to sun terrace, a built-in cupboard and recessed ceiling spotlights.

From the hallway stairs with fitted carpet rise to the first floor.

## First Floor

### Landing

With fitted carpet, Velux window and ceiling spotlights.

### Bedroom 1

With fitted carpet, wall to wall built-in cupboards, further large built-in storage, 2 radiators, floor to ceiling windows to rear aspect, recessed ceiling spotlights and cupboard housing the hot water tank. Lovely garden views.

### Bedroom 2

With fitted carpet, a range of low-level built-in cupboards on both sides, further over stairs storage, recess ceiling spotlights, bay Dorma window to front aspect and radiator. Lovely views towards Bath, Solsbury Hill and a landscape of trees.

### Bathroom

With vinyl tiled flooring, panelled bath with tiled surround and central taps, wall mounted shower attachment, basin set in vanity unit, pedestal WC, radiator, wall mounted mirror, ceiling spotlights and Velux window to side aspect.

## The Annexe

### Open Plan Living Area

With painted floorboards, radiator, bay window to front aspect with radiator under, recessed ceiling spotlights, recessed feature lit shelving, Velux window and door through to kitchen.

### Kitchen

With polished concrete flooring, a range of floor and wall mounted units, cupboards and drawers, granite effect worksurface, contemporary artwork glazed upstand, stainless steel sink and drainer, swan neck mixer tap, integrated double electric oven and 4 ring halogen hob, extractor fan, integrated fridge, recessed ceiling spotlights, Velux window and large storage cupboard.

### Shower Room

With vinyl tiled flooring, pedestal WC, oval basin set into cupboard vanity unit with mirrored vanity unit over, radiator, fully tiled and glazed shower unit with handheld and rain shower over, extractor fan, recessed ceiling spotlights and Velux window.

### Bedroom 4

With polished concrete flooring, casement window to side and rear aspect, radiator and glazed door to sun terrace, large Velux window and ceiling spotlight track.

## Externally

To the front of the property there is a large in-out driveway with plenty of free-standing gravelled parking, well-manicured borders with a wealth of mature shrubs and trees.

To the rear there is pretty paved landscaped terrace which spans the width of the property with attractive stone steps that rise to a mature garden with 2 timber framed sheds.

### Textile Studio

With domed ceiling light, 2 large print tables, sink, space and washing machine and tumble dryer.

### Studio

With a large room to the rear and glazed door to front studio with windows and doors that open onto a first-floor balcony.

Both studios could convert to any other use.





## Situation

One Two Five Box Road is positioned conveniently on Bath's eastern fringes, within close proximity of nearby villages, Batheaston, Bathford and Box. The neighbouring towns of Chippenham and Bradford on Avon are within easy reach and Bath city centre is approximately a 10 minutes drive. Excellent local amenities are on hand in Bathford village and include a good primary school, local shop, public house, church and rugby club. A national chain supermarket is about a mile away towards Box and a regular bus service is available into Bath and Chippenham

The UNESCO World Heritage City of Bath has 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 museums and art galleries, The Roman Baths, Pump Rooms, Abbey and world-famous international music and literary festivals.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there are a number of fine hotels and country clubs with excellent spa memberships along with The Thermae Spa.

Several good state and independent schools are within easy reach. They include Kingswood and The Royal High Schools on Lansdown Road, King Edward's Schools on North Road and Beechen Cliff, Hayesfield and Ralph Allen Schools on Bath's southern slopes, along with Hardenhuish and Sheldon Schools in Chippeham

Communications include a direct service to London Paddington, Bristol and South Wales from Bath Spa and Chippenham Railway Stations, The M4 Motorway Junctions 17 and 18 are approximately 10 miles both to the north and east and Bristol Airport is 18 miles to the west. There is also a regular bus service into the city centre.

## Description

One Two Five Box Road is a sympathetically extended 4 bedroom multi-functional property, offering spacious accommodation arranged over 2 floors, with the benefit of a self-contained one bedroom annexe, a textile printing studio and a pottery studio, all positioned beautifully in a large plot with plenty of driveway parking and beautifully stocked mature gardens, enjoying lovely views

The property is currently occupied by a well known artist, working in textiles, and has been used as a business showroom and family home and offers tastefully presented, light and airy accommodation with attractive strategically placed bespoke glass and textile installations.

On the ground floor there is a welcoming hallway with painted floorboards which leads through to a multi-use bay fronted room to the front and a generous double aspect kitchen and breakfast room to the rear. A pretty sitting room with wall to wall glass sliding doors leading to the gardens spans the width of the property to the rear. Accessed from the hallway to the right there is a self-contained one-bedroom studio which enjoys both independent access to the front and rear. There are 2 further spacious double bedrooms on the 1st floor with plenty of built in storage, along with a family bathroom.

Externally to the front there is an in-out driveway with free standing parking for several cars and to the rear accessed from the sitting room there is a pretty paved landscaped sun terrace with steps that lead up to beautiful well-stocked mature gardens, enjoying fine elevated views.

In addition, and significantly there is a large textile printing studio and further studio with phase one electrics along with 2 timber framed garden sheds. Both studios lend themselves to other uses.

## General Information

Services: All mains services are connected and regularly serviced  
Klargester septic tank.

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: F

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