



A beautifully presented semi-detached house.

Hermitage Lodge, Lansdown Road, Bath BA1 5TB

Freehold



Entrance hall • Sitting room • Open plan kitchen/dining room • Master bedroom with en suite shower room • 4 further bedrooms • Bathroom • Shower room • Cloakroom • Gardens • Paved driveway

Description

Hermitage Lodge is a very attractive semi-detached house that was built as part of a development by the highly regarded Future Heritage in the old grounds of Kingswood School boarding house. It is exceptionally presented throughout with well appointed accommodation over three floors, creating a spacious family house of around 2100 sqft. The property is constructed of ashlar Bath stone and rendered elevations under a clay tile roof with hard wood leaded double glazed windows.

The ground floor has polished oak floors and the recently fitted contemporary kitchen has wall and base cabinets with integrated appliances and a terrific peninsula unit. The ground floor has a large open plan kitchen/dining room that opens onto the rear garden and creates a superb entertaining and family living space. There is an excellent size sitting room to the front of the property which has the flexibility of double doors from the dining area meaning the whole ground floor can be opened up.

The first floor has a generous master bedroom to the front with an en suite shower room with a white suite and a slate tile floor. Four further bedrooms, a bathroom and shower room are arranged over the first and second floors, the top level having a large amount of roof and eave storage space.

Outside

Two large stone pillars frame the brick paved driveway with ample car parking space. The driveway leads down the side of the house to the rear lawn garden with shrub borders and paved rear patio.





Situation

Hermitage Lodge has an enviable location on Lansdown Road, on the northern slopes of the city of Bath.

Lansdown is a highly sought after location due to its attractive residential position as well as its close proximity to the city centre and the good communication links, namely being approximately 10 miles from the M4 (Junction 18). The property is also extremely well placed for neighbouring schools including Kingswood, The Royal High School and St. Stephens Primary School.

Recreational pursuits nearby include Lansdown Tennis Club, Lansdown Race course, The Approach Golf Course as well as walking on the Cotswold Way.

Bath is a World Heritage City renowned for its Georgian Architecture, as well its cultural and recreational facilities.

General Remarks and Stipulations

Tenure

Freehold

Services

All mains services are connected. In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath and North East Somerset Council

Energy Performance

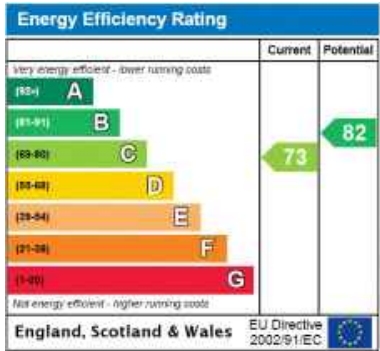
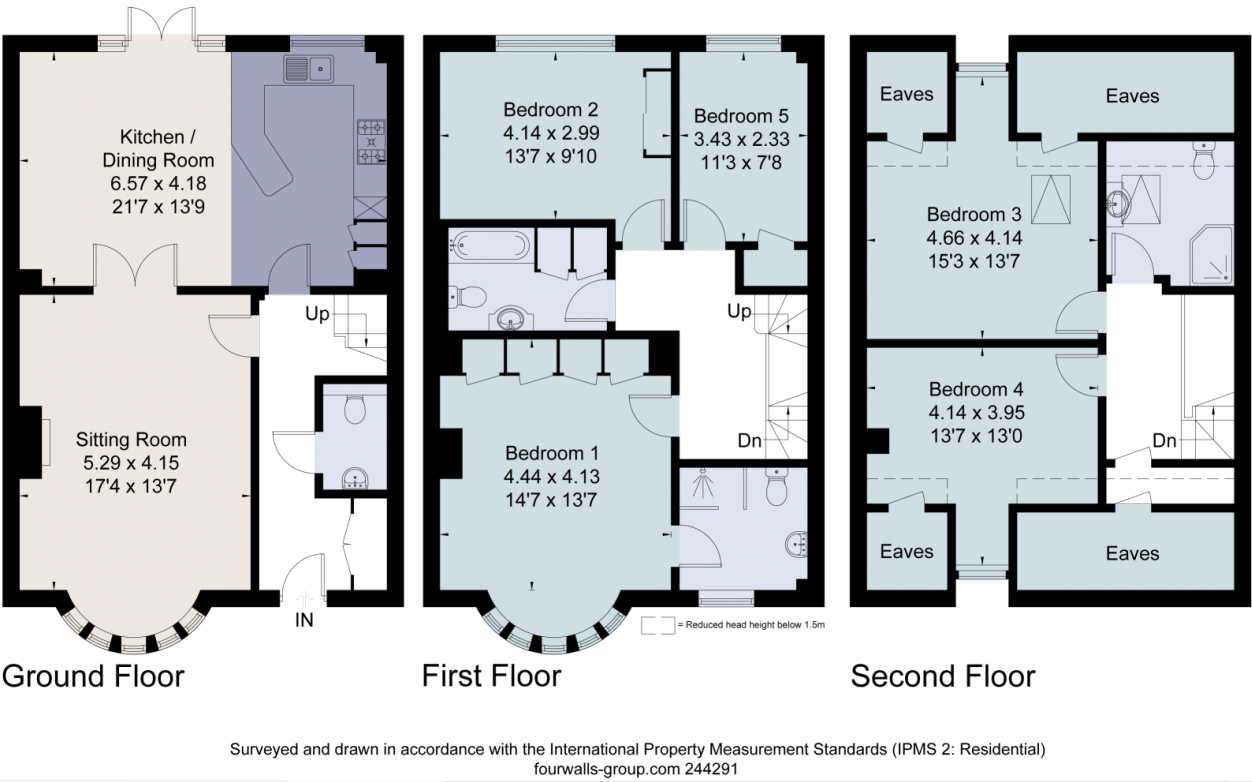
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Approximate Area = 195.1 sq m / 2100 sq ft (Including Eaves)
Including Limited Use Area (23.3 sq m / 251 sq ft)
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