



6 LANSDOWN PARK  
BATH



A WELL-PRESENTED, DETACHED  
FAMILY HOME SITTING IN A  
GENEROUS PLOT ON THIS HIGHLY  
DESIRABLE NO THROUGH ROAD.

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6 LANSDOWN PARK, BATH, BA1 5TG

Entrance hall ♦ cloakroom ♦ sitting room ♦ dining room ♦  
kitchen/breakfast room ♦ conservatory ♦ utility room ♦  
music/play room ♦ four bedrooms (one with en suite shower  
room) ♦ family bathroom

Double garage ♦ driveway parking ♦ extensive gardens and  
grounds

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**Description.**

6 Lansdown Park is a well presented, detached family home sitting in sizeable gardens and grounds. The property has been in the same ownership for over 40 years and provides versatile accommodation over two floors.

The property is entered into an excellent size entrance hall with useful cloakroom comprising WC and hand basin. The spacious sitting room, with gas fire, has a double aspect outlook to the front of the property and over the rear gardens where access is provided by sliding glazed doors. There is an excellent size kitchen/breakfast room with a range of base and wall units, a comprehensive range of integrated appliances and space for a breakfast table. Adjacent to the kitchen is the formal dining room which provides further access to the conservatory. There is a utility room with back door to the driveway as well as a wonderful music/playroom with access to the garden.

On the first floor the master bedroom is at the rear of the property with lovely views over the garden and with the benefit of built in wardrobes and an en suite shower room. There are three further bedrooms, two of which have built in wardrobes, and a family bathroom. Due to the pitch of the roof there is also some under eave storage.





### Externally

The garden and grounds of 6 Lansdown Park are of particular note. From the road the property has an attractive front garden with access to the front door. The mature rear gardens are predominately laid to lawn with a vegetable garden, attractive flower beds and some shrubs and mature trees. There is a delightful patio outside the rear of the property which provides an excellent space for alfresco dining and entertaining.

### Situation

Lansdown Park is a very special tucked away location on a no through road. It offers immediate access into the heart of the World Heritage Site, the City of Bath. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops. There are excellent schools nearby in both the state and private sectors, and nearby sporting facilities include the nearby Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec in the city centre provides the home ground to Bath Rugby. Junction 18 of the M4 is 10 miles north and Bristol around 12 miles west. Bath Spa station has a mainline link to London Paddington (journey time from 85 mins) and Bristol Temple Meads (journey time from 15 mins). Bristol International Airport offers an increasing range of domestic and international routes and is about 30 miles to the west.

### 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 & North East Somerset Council: Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

### Energy Performance

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

### Viewings

Strictly by appointment with Savills.





## FLOOR PLANS



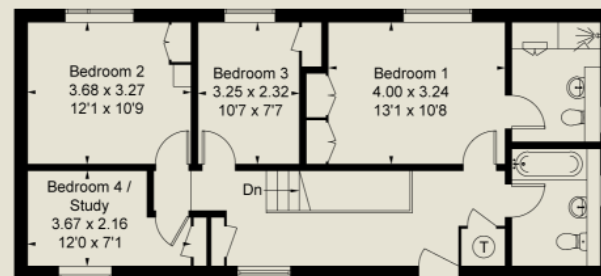
Approximate Area = 209 sq m / 2250 sq ft  
Including Limited Use Area (8.7 sq m / 94 sq ft)

Garage = 31.6 sq m / 340 sq ft

Total = 240.6 sq m / 2590 sq ft

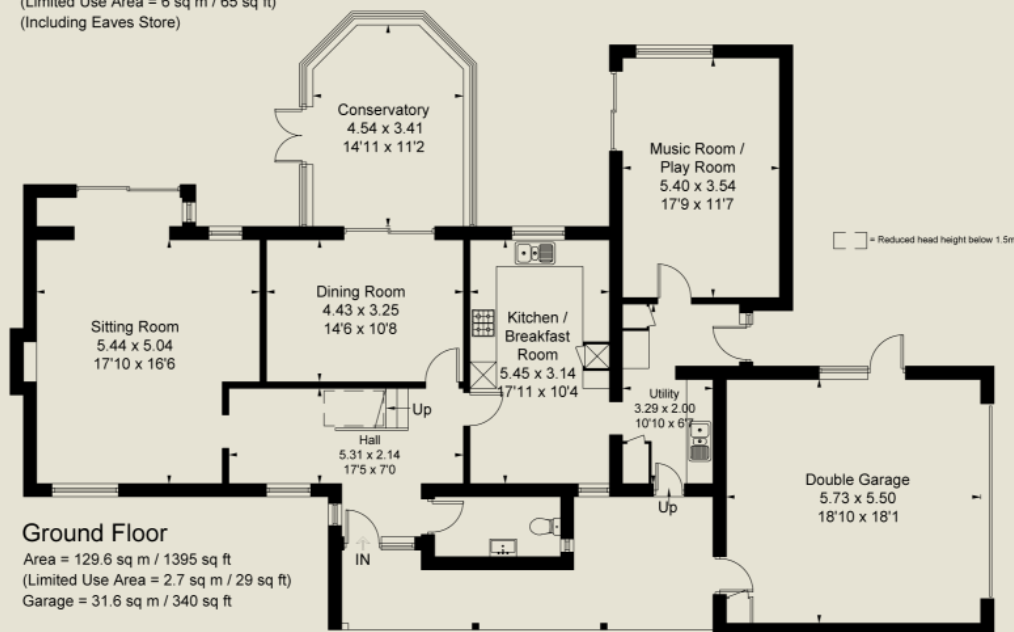
For identification only. Not to scale.

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### First Floor

Area = 79.4 sq m / 855 sq ft  
(Limited Use Area = 6 sq m / 65 sq ft)  
(Including Eaves Store)



### Ground Floor


Area = 129.6 sq m / 1395 sq ft  
(Limited Use Area = 2.7 sq m / 29 sq ft)  
Garage = 31.6 sq m / 340 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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