



A superb detached family home

Cintra, Lansdown Road, Bath, BA1 5TB

Freehold



Reception Hall • Study • Cloakroom • Sitting Room
• Kitchen/Dining Room • Utility Room • Master
Bedroom with Dressing Room and en suite Bathroom
• 2 further Bedrooms • Bathroom • 2 Bedrooms
• Bathroom • Dressing Room • Driveway
• Double Garage • Gardens • EPC rating= D

Description

Cintra is a superb detached family house opposite Kingswood School in Lansdown, Bath. Well planned accommodation is arranged over 3 floors and presented in good decorative order.

The property is approached over a driveway that gives access to a double garage and parking area.

On the ground floor is a reception hall with wooden floor, a study and cloakroom with downstairs WC. There is a living room with bay window and stone fireplace. There are a pair of wedding style doors that lead into the large kitchen/living/family room. There is a good sized dining area with doors that lead directly into the garden. There is an open plan kitchen fitted with a range of matching units that incorporate kitchen appliances. In addition, there is a separate utility room.

On the first floor is a master bedroom with en suite bathroom and large walk-in wardrobe. There are two further double bedrooms and a family bathroom at first floor level.

On the second floor are two well proportioned double bedrooms with high vaulted ceilings. One overlooks the garden and the other has a large walk-in storage room that could provide an en suite subject to consent. A further well-appointed bathroom completes the accommodation.

Outside

There are gardens to the rear of the property, paved immediately to the rear while the remainder is mainly laid to lawn and fully enclosed.





Situation

Cintra is situated opposite the gates of Kingswood School occupying a highly sought after position on Lansdown Road. Lansdown is situated on the northern slopes of the city of Bath and is a highly sought after residential location due to its attractive residential position as well as its close proximity to the highly regarded neighbouring schools. Nearby schools include Kingswood, The Royal High and St. Stephens Primary School.

There are also excellent communication links with the property lying just 10 miles from Junction 18 of the M4. There are also a good range of recreational pursuits nearby including Lansdown Tennis Club, Lansdown Racecourse, The Approach Golf Course as well as some excellent walking on the Cotswold Way.

The property is approximately 1 mile from the city centre of Bath. Bath is a world heritage city renowned for its Georgian architecture as well as its cultural and recreational facilities. There is a mainline rail link to London Paddington and Bristol Temple Meads.

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

Energy Performance

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

Viewing

Strictly by appointment with Savills.









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Approximate Area 241.7 sq m / 2601 sq ft

(Excluding Garage)

Including Limited Use Area (7.8 sq m / 84 sq ft)



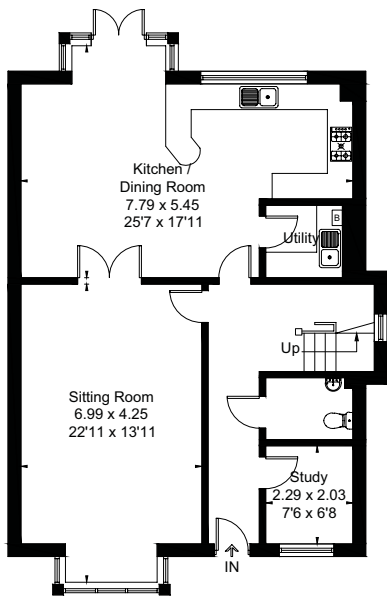
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Carly Foster

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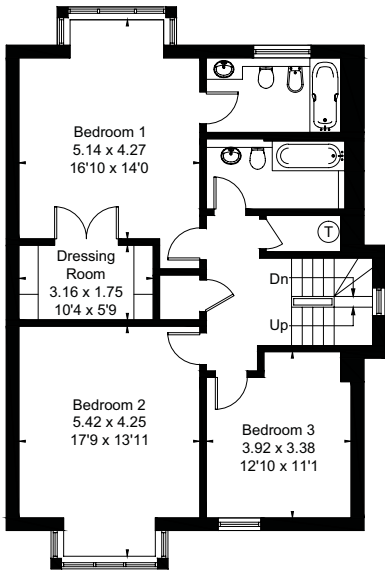
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Ground Floor

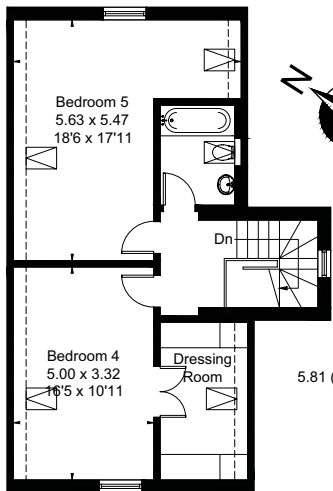
Area = 90.4 sq m / 973 sq ft
(Limited Use Area = 1.5 sq m / 16 sq ft)



First Floor

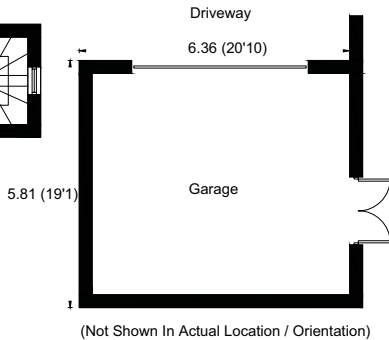
Area = 89.6 sq m / 964 sq ft
(Limited Use Area = 1.4 sq m / 15 sq ft)

☐ = Reduced head height below 1.5m

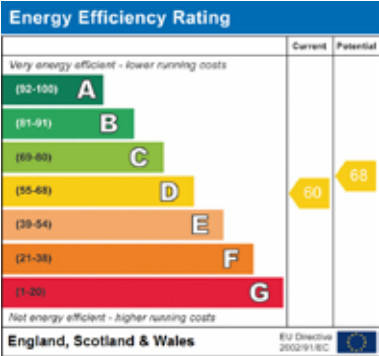


Second Floor

Area = 61.7 sq m / 664 sq ft
(Limited Use Area = 4.9 sq m / 53 sq ft)



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 190507CF

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