



THE HOLLIES
BEECHWOOD ROAD



DETACHED FAMILY HOME IN THIS WELL-REGARDED ROAD IN COMBE DOWN

THE HOLLIES, BEECHWOOD ROAD, BATH, BA2 5JS

Entrance Hall ♦ Cloakroom ♦ Kitchen/ Breakfast Room ♦
Utility Room ♦ Sitting Room ♦ Dining Room ♦ Study ♦
Master Bedroom with en suite Bathroom ♦ 3 further double
bedrooms ♦ Family Bathroom

Double Garage ♦ Sizeable Landscaped Gardens ♦ Driveway
Parking ♦ No Onward Chain

Description

The Hollies is a spacious detached family home sitting in a wonderful plot. The accommodation is arranged over two floors and provides versatile lateral living. The property is entered into a spacious entrance hall with useful coat cupboard and cloakroom. The kitchen/breakfast room benefits from a dual aspect outlook and provides a range of base and wall units. Off the kitchen is a utility room, a cloakroom and access to the double garage.

On the west end of the property is a dual aspect sitting room with fireplace and access through sliding doors to the garden. There is an archway leading through to the dining room. In addition on the ground floor is a study and useful walk-in coat cupboard.

On the first floor the dual aspect master bedroom has a particularly lovely view. It also has the benefit of an en suite bathroom. There are three further double bedrooms all with built-in cupboards on this floor and a family bathroom.

Externally

The gardens and grounds of The Hollies are of particular note and are predominately situated to the south west of the property. The well-maintained gardens are mainly laid to lawn with lovely flowerbeds, shrubbery and a very useful shed. In addition, there is gated driveway parking for several cars.



Situation

The Hollies is located on the sought-after Beechwood Road on the southern slopes of the city of Bath in the highly desired village of Combe Down. Combe Down's rewarding valley top position provides the village with some stunning panoramic views of the city to the north with equally gratifying views of the Midford valley to the south. The surrounding area cultivates ancient woodland which is the home of unique and local flora and fauna.

The village itself has a very high sense of community spirit and self sufficiency, with local amenities providing schooling/childcare, doctors surgery, dentists and pharmacies. Within the village there is a car garage, award-winning delicatessen, art gallery, Bath Bakery, hardware store and Co-op mini-market. Locally a Tesco Express with petrol station and a large Sainsburys supermarket can also be found. Every level of schooling can be found in the local vicinity with three nurseries, a primary school, Ralph Allen senior school and four independent schools in King Edwards, Prior Park, Monkton Combe and Paragon. The country club, Combe Grove Hotel, is 1.8 miles away providing fine dining, gymnasium, swimming facilities, golf range and tennis courts.

The local bus route provides services into the city centre. Bath Spa station is just over 1 mile from the property offering a mainline link to London Paddington (journey time from 85 minutes). There are several local countryside walks within an Area of Outstanding Natural Beauty.

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

Viewings

Strictly by appointment with Savills.



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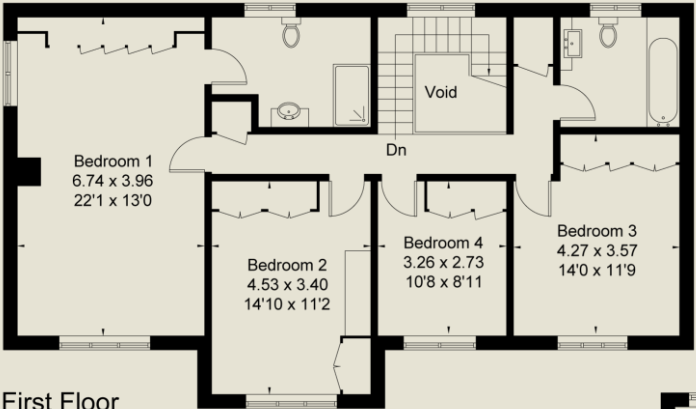
Gross Internal Area (approx) = 208.4 sq m / 2243 sq ft (Excluding Void)

Garage = 30.5 sq m / 328 sq ft

Total = 238.9 sq m / 2571 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	