



PROSPECT HOUSE

GRANVILLE ROAD



A SIMPLY EXQUISITE DETACHED SIX BEDROOM FAMILY HOME WITH PANORAMIC VIEWS

PROSPECT HOUSE, GRANVILLE ROAD, BATH, BA1 9BE

Kitchen/Living/Dining Room ♦ Sitting Room ♦ Utility Room ♦
Cloakroom ♦ Master Bedroom with en suite Bath/Shower
Room and Dressing Room ♦ 5 further Bedrooms (2 with en
suite Shower Rooms) ♦ Family Bathroom

Double Garage ♦ Gardens

Description

Prospect House was the 'flagship' house on this development constructed in 2016 by the well regarded developer/builders Charlcombe Homes. It has been beautifully designed in a contemporary architectural style. It has generous open plan living spaces with extensive glazing leading out to the elevated deck, and laid out over three storeys to gain maximum possible benefit from the panoramic outlook.

Once inside the property the entrance hall rises to the full height, creating a dramatic space overlooked by the gallery. This upper level allows the master bedroom suite the very best of the outlook over the countryside through the almost completely glazed south east wall. The en suite bathroom has a separate shower and double basins. As an added benefit there is plenty of hanging space in the separate walk in wardrobe/dressing room. This level also houses bedroom two with its own ensuite bathroom. On the ground entrance level The middle, entrance level is the main living floor, cloakroom and coats cupboard are accessed off the hall, as is the "snug" sitting room (which could be a playroom, or media room).

The main feature is straight through past the lower stair where as the door is opened, the uninterrupted views open up through the living/dining/kitchen space and beyond the deck. This "L" shaped space is over 34ft long and 24ft wide into the kitchen recess, and high level windows face the evening sun. There is a Gazco Studio balanced flue remote control fire with a floor to ceiling surround including a flat screen television.



The lower floor comprises four bedroom (one en suite) and a family bathroom. In addition to these there is a useful basement storage room and the plant room.

Externally

The property is approached via the driveway through electrically operated hardwood gates into an enclosed driveway allowing parking for several cars. The double garage is generously sized and entered through wider than normal electrically operated doors. The back garden is accessed directly from the deck above, with patio and lawn orientated to receive sun most of the day. Being right next to and above the field, the garden has an elevated rural feel with equally uninterrupted views out over the Green Belt.

Situation

Propsect House is located on Granville Road some 1.7 miles from the city centre of Bath. The positioning of Prospect House is superb with its direct access via Lansdown Road into the city of Bath and all that the city has to offer. The schools in the immediate and surrounding area are well-regarded; this, coupled with the balance between city and country life, make it the ideal location for family living. There is easy access to the M4.

Energy Performance

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

General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas, water, electricity and drainage are supplied.

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: 01225 39 40 41

Viewings

Strictly by appointment with Savills.

EPC Rating - B

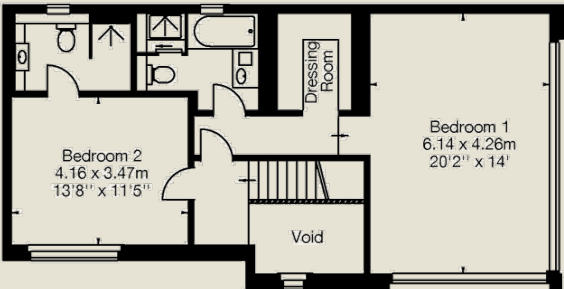


FLOOR PLANS

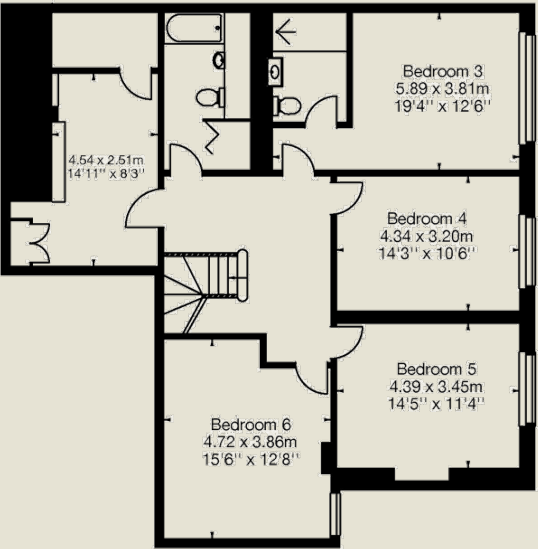


Prospect House,
Granville Road, BA1 9BE
Approx. Gross Internal Area
3284 Sq Ft - 305 Sq M

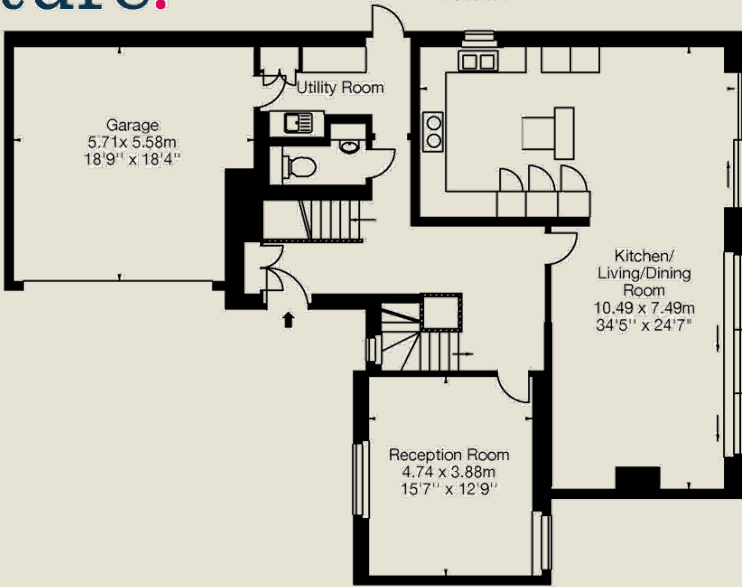
Garage
Approx. Gross Internal Area
322 Sq Ft - 29.9 Sq M



First Floor



Lower Ground Floor



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	85	85
(81-91)	B		
(69-80)	C		
(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	