



11 VAN DIEMENS LANE
BATH

A BEAUTIFULLY PRESENTED,
SPACIOUS FAMILY HOME IN A
SOUGHT AFTER POSITION ON
BATH'S POPULAR NORTHERN
SLOPES.

11 VAN DIEMENS LANE, BATH, BA1 5TW

Entrance Hall ♦ Study ♦ Utility Room ♦ Kitchen/Dining
Room ♦ Sitting Room ♦ Master Bedroom with en suite
♦ 4 further Bedrooms ♦ Family Bathroom

Driveway Parking ♦ Garden

Description

11 Van Diemens Lane is a versatile five bedroom detached family house situated in a quiet cul-de-sac on the popular northern slopes of Bath. The house offers versatile accommodation with lateral living across two floors and well-proportioned rooms, most with views.

The through-sitting room features a Bath stone fireplace and a triple aspect. The kitchen and dining room offer plenty of family space for a well-equipped kitchen area, dining area and sitting area, with glazed doors opening on to the garden. A further family room/study, utility room and storage area complete the ground floor accommodation.

The light and airy first floor landing leads to the five bedrooms which are served by two bathrooms.

Outside

Adjacent to the driveway there is a neat lawn bordered by summer flowers. To the rear the garden is mainly laid to lawn with new hedging designed for privacy. An outstanding feature of this superb home is the far-reaching view of the adjacent countryside; where the garden ends, the fields begin.

Situation

The home is situated on the popular no through road of Van Diemen's Lane. Whilst being quietly situated, it is very conveniently placed for access to the city centre with a bus stop nearby on Lansdown Road.



There is also open countryside close at hand and Junction 18 (M4) is about nine miles to the north. Both the Royal High School and Kingswood School are close by and the highly regarded St Stephen's Primary school is also within easy reach.

Directions

From Bath city centre, proceed up Lansdown Road, taking the left hand fork at St Stephen's Church. Continue up the hill and shortly after passing the entrance for the Royal High School on the right, take the second right turn into Van Diemens Lane. Number 16 is near the end of the road on the left hand side.

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

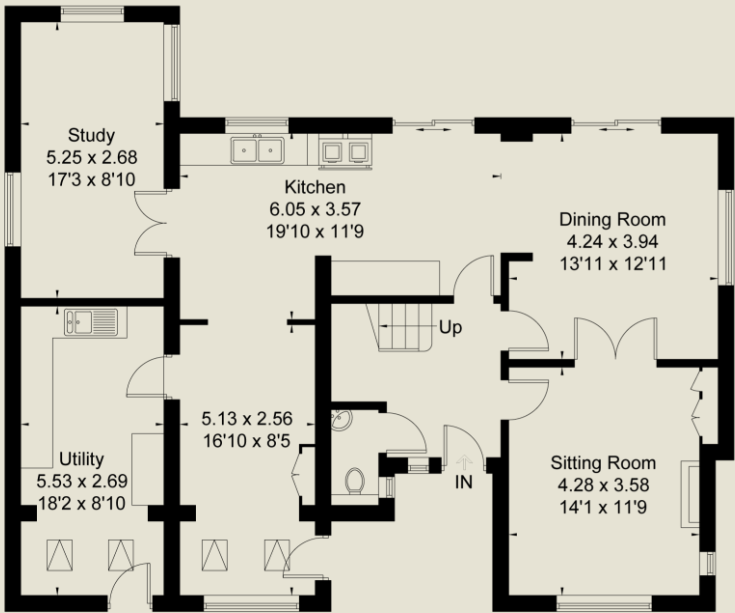
Viewings

Strictly by appointment with Savills.

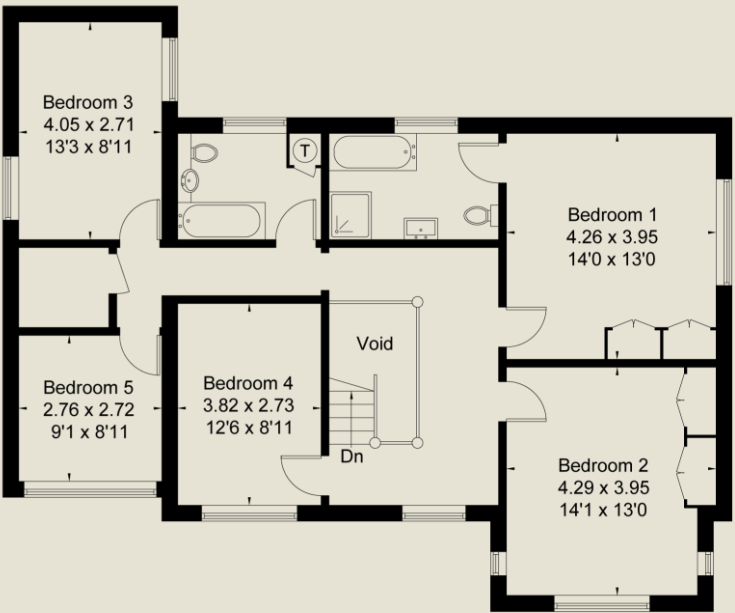


11 Van Diemens Lane, Bath, BA1 5TW

Gross Internal Area (approx) = 210.7 sq m / 2268 sq ft (Excluding Void)
For identification only. Not to scale.
© Floorplanz Ltd



Ground Floor



First Floor

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