



Ashley House

4 Gloucester Road • Bath





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4 Gloucester Road • Bath • BA1 7BH

A beautiful detached house presented in immaculate decorative order on the outskirts of Bath city centre.

Entrance Hall • Sitting Room • Kitchen/Breakfast Room
Living/Dining Room • Cloak Room/Writing Room

Master Bedroom with en suite • 3 Further Bedrooms • Family Bathroom

Off Street Parking • Gardens • Detached Office Building



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DESCRIPTION

Ashley House is a beautiful detached family house situated in the edge of the world heritage city of Bath. Constructed of Bath stone elevations under clay tiled roof, the property enjoys an elevated position affording good views of the city and surrounding hills. The property has been the subject of a significant refurbishment programme that has seen the house extended extensively. Well planned accommodation is arranged over two floors and presented in immaculate decorative order. All improvements have been implemented with considerable style and attention to detail.

On the ground floor is a formal sitting room with a bay window, enjoying a good outlook and a fire place with wood burning stove. There is a stunning kitchen/breakfast room that is beautifully appointed with integrated appliances that include a Bosch single and double oven, a Miele wine fridge, a Smeg integrated coffee machine and a Fischer and Paykel fridge freezer. In addition, there is an integrated dishwasher and a Bosch hob, all of which are complimented by Silestone work surfaces.

Of particular note is the magnificent living/family/dining room, a fantastic room that wraps around the rear of the house and provides an excellent living and entertaining space. There are oak floors in the majority of the ground floor, which also includes a cloakroom and utility room.

On the first floor is a master bedroom with en suite shower room, 3 further bedrooms and a superb family bathroom. Both the en suite and main bathroom benefit from programmable electric under floor heating. The main bathroom is fitted with Porcelnosa as tiles and fittings. There is also a room currently in use as a dressing room.

OUTSIDE

Outside there is off street parking to the front where the driveway has been completely renewed. Pedestrian access to one side of the house provides access to the garden. The garden is terraced with an area of lawn. There is a six seater hot tub recessed into the decking, which provides a separate sitting area. There are established borders, well stocked with plants and shrubs. There is extensive outside lighting as well as a detached outside office. Built of timber construction, the office walls and ceiling are insulated; it



has wooden floors and underfloor heating. There is a BT point with separate phone line and internet connection as well as a built-in oak desk to seat four people.

SITUATION

Set on the edge of Bath, Gloucester Road is a superb location on the outskirts of the city. Set with good access to local amenities at Larkhall, neighbouring countryside and access to the M4.

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the rear with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property.

Communication links are excellent with a mainline rail link to London Paddington (journey time approx 85 minutes) and Bristol Temple Meads (journey time approx 15 minutes) Junction 18 of the M4 is approximately 10 miles north.

GENERAL REMARKS AND STIPULATIONS

TENURE

Freehold.



LOCAL AUTHORITY

Bath and North East Somerset: www.bathnes.gov.uk

SERVICES

Mains gas, water, electricity and drainage are supplied to this property.

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.

ENERGY PERFORMANCE

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

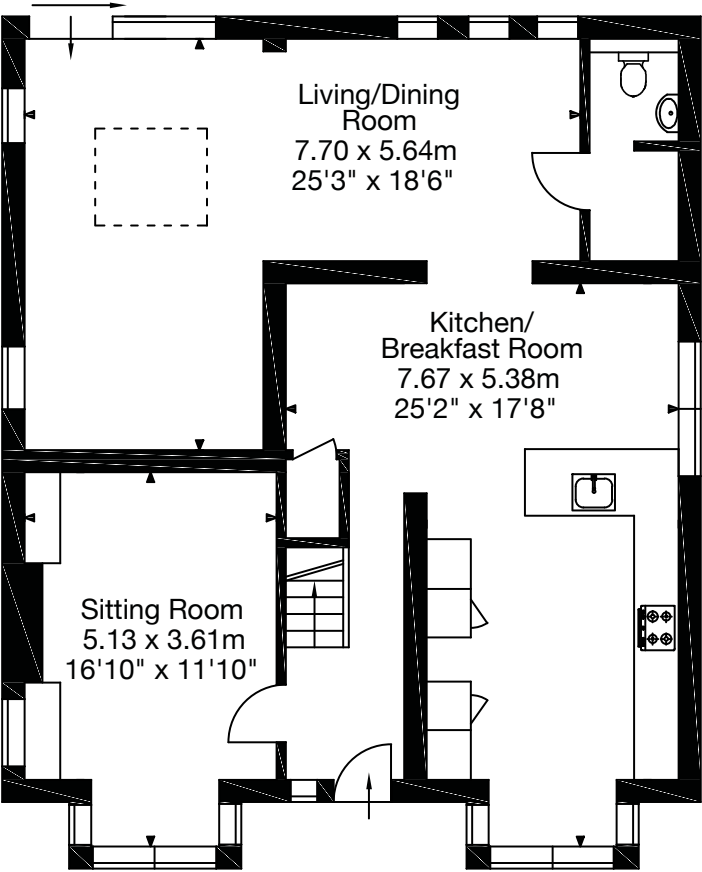
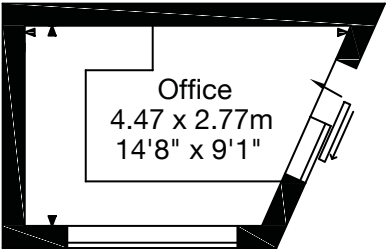
VIEWINGS

Strictly by appointment with Savills.

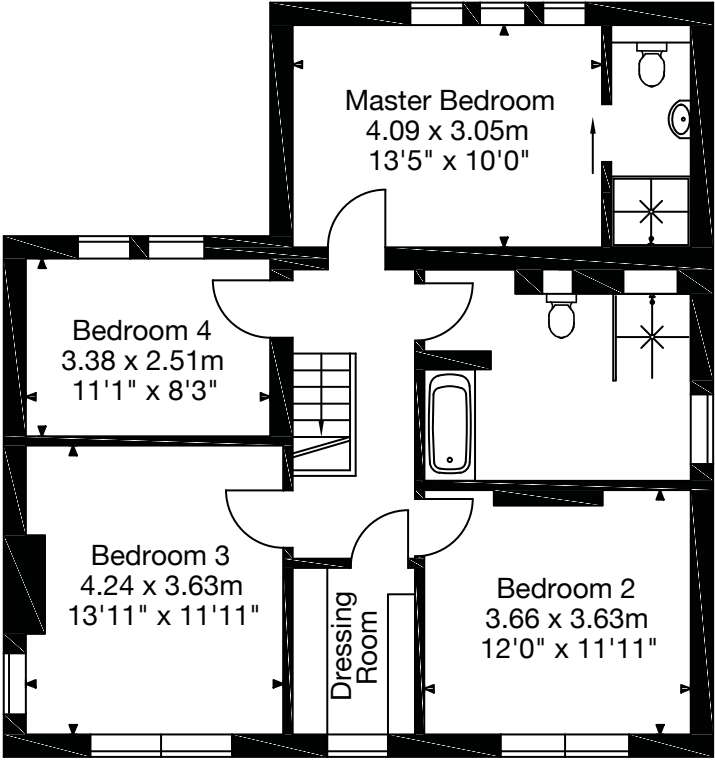


Ashley House,
Gloucester Road,
Bath, BA1
Approx. Gross Internal Area
1843 Sq Ft - 171 Sq M

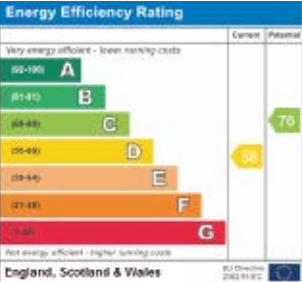
Office
Approx. Gross Internal Area
114 Sq Ft - 10 Sq M



Ground Floor



First Floor



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