



A very well presented detached family home

Lansdown, Bath

Freehold





Entrance Hall • Kitchen • Dining Room • Sitting Room • Family Room • Utility Room • Cloakroom • Five Bedrooms (two en suite) • Bathroom • Study/Bedroom Six • Driveway • Gardens

Description

Highmead House is a very well presented detached family home which has been in the same ownership since the early 2000's. The property has versatile accommodation arranged over three floors.

The property is entered via a very spacious L-shape entrance hall with cloakroom. To the rear is the kitchen which has access to the garden and utility room adjacent. The sitting room and family room has been cleverly knocked through and provides excellent space. In addition the ground floor has a dining room.

On the first floor are three main double bedrooms (one with en suite shower room) and a family bathroom. There is a study/bedroom 6 as well. On the second floor are two further bedrooms, one with an en suite shower room.

Externally

To the front of the property is an expansive graveled driveway providing parking for numerous cars. To the rear is a beautifully landscaped garden with a terrace next to the house and a lovely lawned garden with attractive flower beds.



Situation

Highmead House is immediately accessible to the World Heritage City of Bath. The city offers a wide variety of cultural, leisure, and business amenities alongside excellent restaurants and shops dominated by Georgian architecture and Roman heritage. There are excellent schools, including The Royal High and Kingswood, sporting facilities including Lansdown Tennis/Squash Club and Lansdown Golf Club and Bath Racecourse. For those with families, the property has access to the Royal Victoria Park with its 57 acres of open space located just below the Royal Crescent.

For those that need to commute, Junction 18 of the M4 is approximately 10 miles north and Bristol approximately 12 miles west. Bath Spa Railway Station provides a mainline link to London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

Tenure

Freehold.

Energy Performance

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

Services

All mains services are connected.

Viewing

Strictly by appointment with Savills.





Approximate Area = 238.9 sq m / 2571 sq ft
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Ground Floor



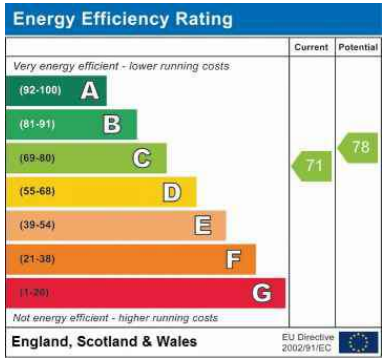
First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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