Beautifully-appointed, contemporary house

Somerset Lane, Bath

Freehold
Entrance hall • sitting room • study • kitchen/diner • full width balcony • master bedroom with dressing room and en suite • bedroom 2 with en suite • bedroom 3 • family bathroom • secure off-road parking • garden

**Description**

Somerset View is a well thought out contemporary home offering in excess of 2,100 sq ft of well-appointed accommodation arranged over two floors. Situated in a quiet back water behind Somerset Place, the property enjoys a south-facing balcony and gardens as well as private secure parking.

Stepping inside, the property has been designed to make the most of the natural light along with ease of living and the practical aspect, that come with a good lock-up and leave home. The welcoming entrance hall boasts a marble floor, feature staircase with glass panel balustrade and concealed lighting, as well as a practical utility cupboard.

The living area is to the first floor and has been designed to flow openly, but with pocket doors offering the ability to section areas off into more intimate spaces. There is a stylish Warendorf fitted kitchen complete with Miele appliances and ceiling extractor. The kitchen/diner is a large, open space suitable for entertaining, with direct access to the balcony and southerly views across Bath.

The living room has a feature wall housing an inset real-flame log-effect fire and has direct access to the balcony. Linking the these two spaces is the study, which has pocket doors either side allowing it to be closed.

To the ground floor are the bedrooms. The master suite has large glass doors, which open directly onto the garden. The dressing room has a range of bespoke, oak-lined wardrobes and the spacious en suite bathroom has double basins.

Bedroom two has an en suite and again, large glass doors leading onto the garden. Bedroom three is a further double bedroom, also with glass doors onto the garden. There is a separate family bathroom.

**Outside**

To the front of the property is an attractive block paved driveway/hard standing. This can be accessed from the lane via a stylish electric sliding cedar gate. Additionally there is a well-stocked flower bed and when the gate is shut this area is very private and enclosed.
To the rear is a level lawn and attractive granite patio as well as flower beds and an established laurel hedge. To the first floor is a full-width balcony with spiral staircase to the garden and all the bedrooms have access out to the rear garden.

**Situation**

Somerset View is situated off Somerset Lane, a peaceful backwater to the rear of Somerset Place, the magnificent Grade I listed Georgian Crescent. Somerset Lane runs between Winifred’s Lane and Somerset Place and offers a mixed range of individual homes which are mainly set behind attractive stone walls.

This exclusive address sits in the middle of Lansdown’s slopes and is approximately 1 mile from the Georgian city centre of Bath. The lower slopes of Lansdown offer easy access to the centre and the surrounding green open space across Cavendish Road at the Approach Golf Course and Sion Hill, part of the Cotswold Way. There is a regular bus service from the top of Cavendish Road, in and out of the city centre.

In the local vicinity is The Marlborough Tavern gastro pub, private tennis and squash club, excellent private and state schools, Kingswood, The Royal High School and St Stephen’s primary school.

Junction 18 of the M4 motorway is approximately 10 miles to the north.

St Stephen’s church is close by, and Bath Spa Station provides a fast and regular service to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes).

**General Remarks and Stipulations**

**Tenure**

Freehold

**Services**

All mains services 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 www.bathnes.gov.uk

**Viewings**

Strictly by appointment with Savills.
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