



# A charming detached village house

**Batheaston, Bath**

Freehold





Entrance Hall/Dining room • Sitting Room • Kitchen • Utility • Wet room • Garden Room • Principal bedroom with en suite Bathroom • 3 further bedrooms • Shower room • Garden • Parking

### Description

Monks Rest is a Grade II listed house and constructed during the 17th century. The property has been improved and extended over the years, but with sympathy to its age and character. It still retains some mullion windows, several exposed timbers and two fine stone fireplaces. Upon entering the property there is a large but comfortable dining/reception room with a fine stone fireplace, exposed ceiling beams and open stairs leading to the first floor. Off this room is the main sitting room with another exposed stone fireplace with wood burner. The extended ground floor reception/garden room has a light, airy and almost contemporary feel. The present owners designed the extension to enable it to be potentially used as a self-contained annexe, having a second kitchen, ground floor shower room and its own access.

The first floor has a spacious landing with recessed seating area. The principal bedroom with its high ceilings has an en suite bathroom and ample wardrobes/cupboard space. There are three further bedrooms and a family shower room.

### Outside

The gardens lie to the front of the property and are walled, laid mainly to lawn with flower beds. There is a large paved area from the garden/reception room and a good size timber store with electricity. The property benefits from a southerly aspect and there is a parking space for a vehicle.







### Local Information

The property is conveniently located in the heart of the sought after village of Batheaston, approximately 3 miles east of Bath. It also offers many local amenities including a newsagents, chemist, dentist surgery, hairdresser as well as a well-regarded primary school.

Beautiful countryside is on the doorstep in the form of the exquisite St. Catherines Valley. Beautiful walks can be enjoyed here.

There is a frequent bus service to the centre of the World Heritage City of Bath. Bath city centre has a wonderful range of retail outlets including the Southgate shopping centre, many fine restaurants, cafes and bars along with The Theatre Royal, first class sporting facilities and the Thermae Spa.

Bristol and London are both accessible by mainline train from Bath Spa Station and the M4 motorway is approximately 10 miles to the north of the city.

### Services

All mains services are connected.

### Tenure

Freehold

### Energy Performance

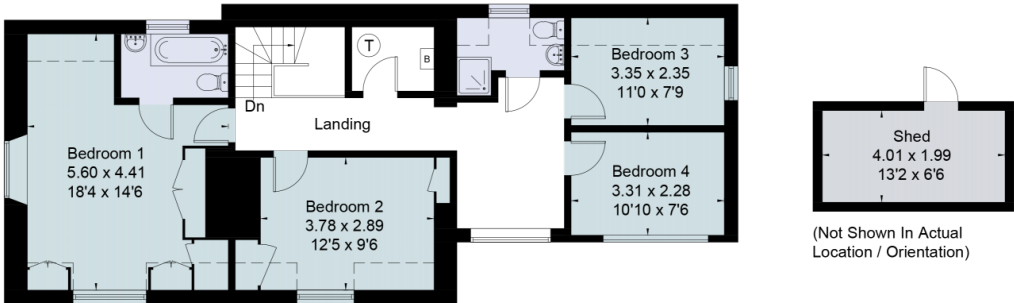
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

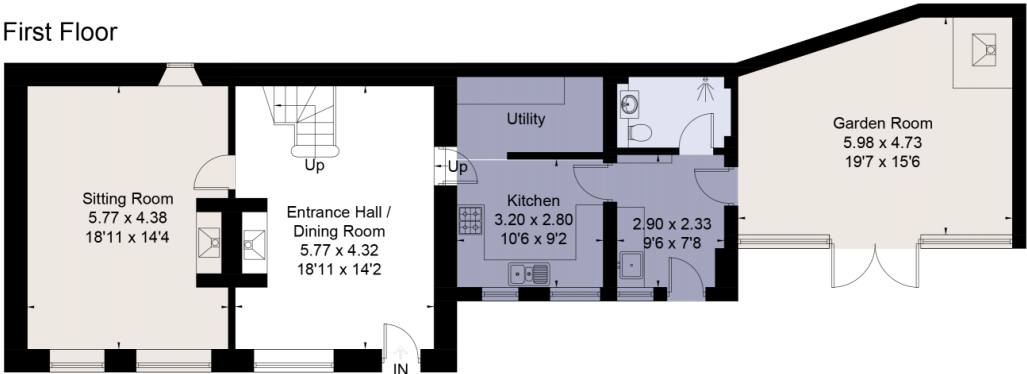
Strictly by appointment with Savills.



Approximate Area = 189.1 sq m / 2035 sq ft (Excluding Shed)  
Including Limited Use Area (8.9 sq m / 96 sq ft)  
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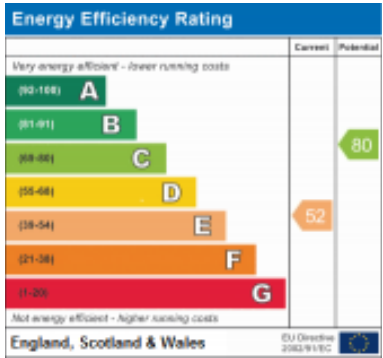


First Floor



Ground Floor

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