



Detached home with far-reaching views

Bailbrook Lane, Bath

Freehold



An architect-designed, four-bedroom detached home located at the foot of Solsbury Hill with beautiful far-reaching southerly views.

Entrance hall • cloakroom • sitting room • kitchen/dining room with sitting area • bi-fold doors to rear terrace • principal suite with walk-in wardrobe and en suite bathroom • 3 further bedrooms (one en suite) • family bathroom • south-facing garden • double garage • parking

Description

Solsbury Hill Villa offers in excess of 1,750 sq ft of accommodation over three floors.

Entering the house via the front door, you are greeted by an entrance hall, off which is a cloakroom.

The hall leads through to the spacious living room with engineered oak floor and beautiful south-facing views.

On from the living room is the open-plan kitchen/dining room/sitting area with fully integrated kitchen with Fisher & Paykel appliances. The 1200 x 1200 floor tiles are by Porcelanosa. From here there are bi-fold doors out onto a beautifully presented, tiled and planted rear courtyard, perfect for entertaining.

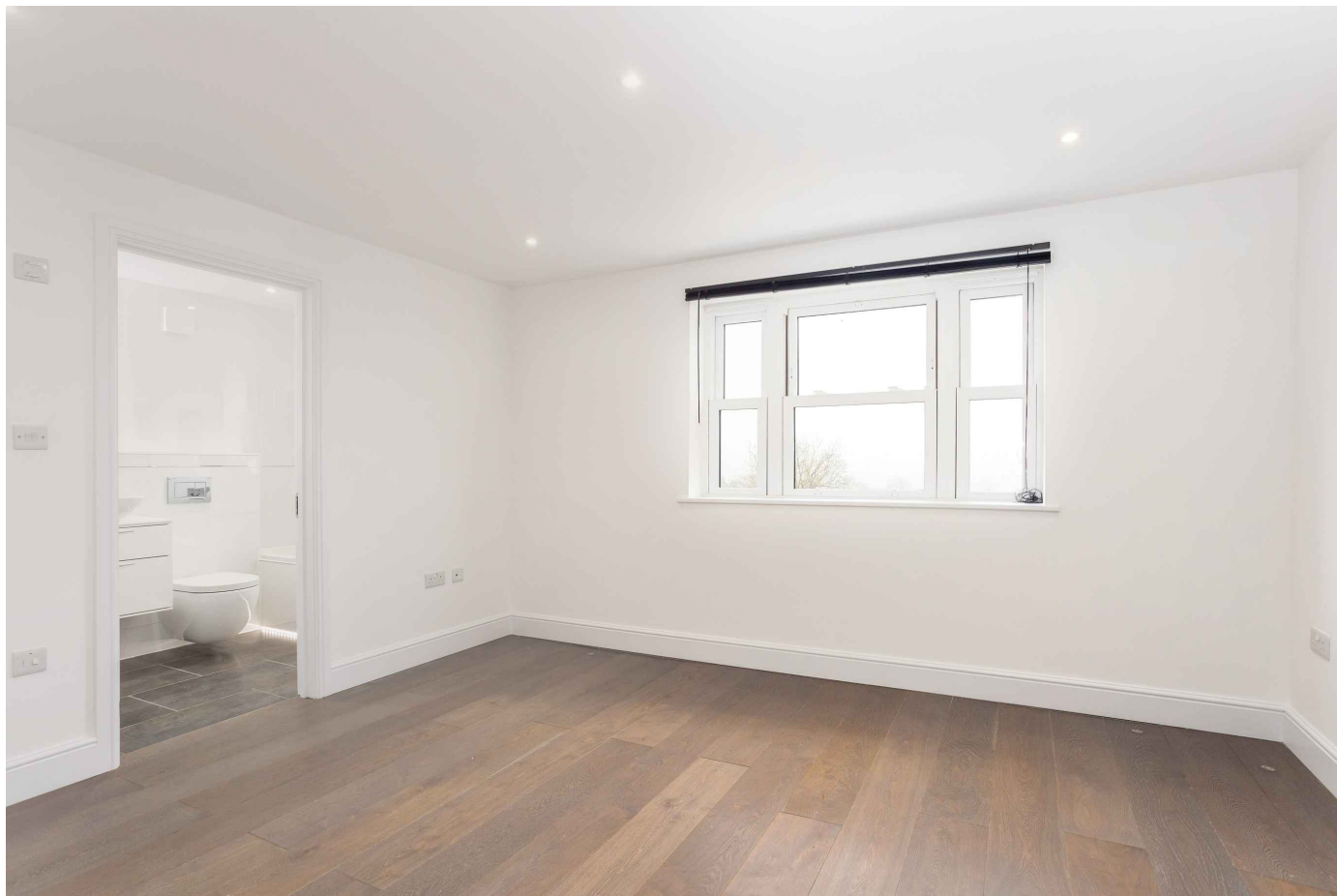
On the first floor is the principal suite with south-facing views, large dressing room and en suite bathroom featuring Hansgrohe shower with Porcelanosa sanitary ware. Also on this floor are two further bedrooms and a family bathroom. The house features a purpose-built Swedish open staircase.

On the second floor is a further double bedroom with en suite shower room and bi-fold doors out onto a roof terrace.

Outside

The gravelled driveway leads to electric gates that provide a secure gated area with parking in addition to the double garage. Above the garage is a south-facing garden to the front of the property with a sedum roof, off which is a tiled patio area. There is a private rear courtyard and also a roof terrace to the rear of the property.





Situation

Situated in a quiet and sought-after residential location, Solsbury Hill Villa lies approximately 2.2 miles from the centre of Bath.

Bath is a World Heritage Site famed for its Georgian architecture and offers a wide variety of cultural and recreational facilities. There are excellent communication links including a mainline rail link to London Paddington and Bristol Temple Meads. Junction 18 of the M4 is approximately 11 miles north.

The house is conveniently located approx. 0.3 miles from Larkhall village to the east of Bath city centre. The village offers a wide selection of shops and many other amenities including a small supermarket, a couple of pubs and a butcher, as well as a larger supermarket.

Tenure

Part leasehold (900 years with approx. 700 years unexpired) and part freehold.

Services

All mains services are connected.

Energy Performance

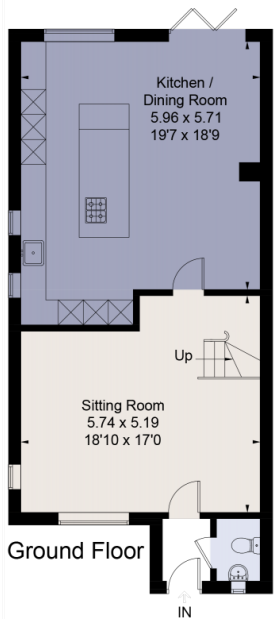
A copy of the full Energy Performance Certificate is available upon request.

Viewing

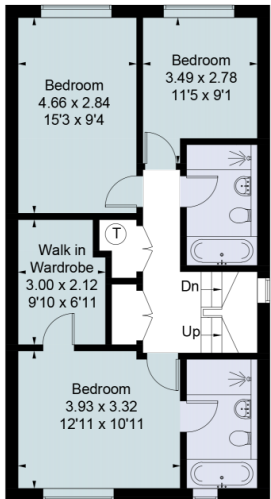
Strictly by appointment with Savills.



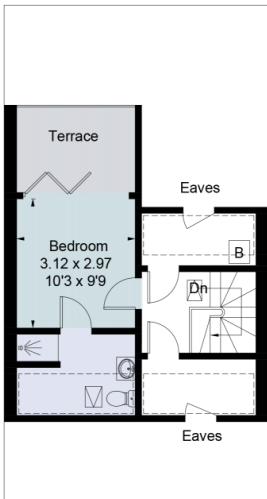
Approximate Area = 163.9 sq m / 1764 sq ft
Including Limited Use Area (9.7 sq m / 104 sq ft)
Garage = 42.7 sq m / 460 sq ft
Total = 206.6 sq m / 2224 sq ft
For identification only. Not to scale.
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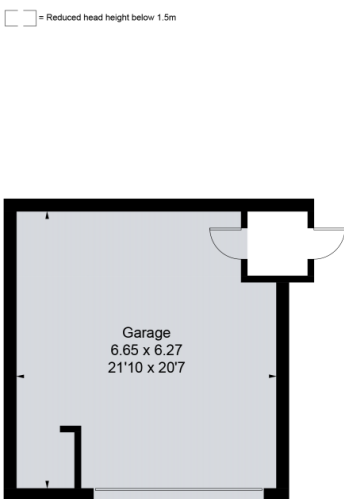
Ground Floor



First Floor



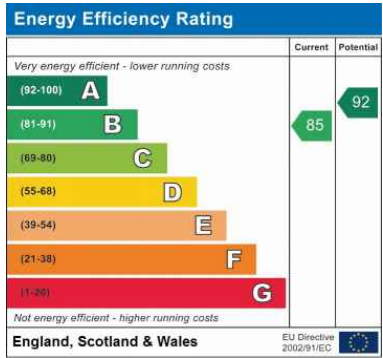
Second Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

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