



A beautifully presented detached family home

Chelscombe Close, Lansdown

Freehold





Entrance Hall • Kitchen/Breakfast Room • Sitting/Dining Room • Cloakroom/Utility Room • Office • 4 Bedrooms (one with En Suite Shower Room and Balcony) • Family Bathroom • Studio Room • Store • Driveway Parking

Description

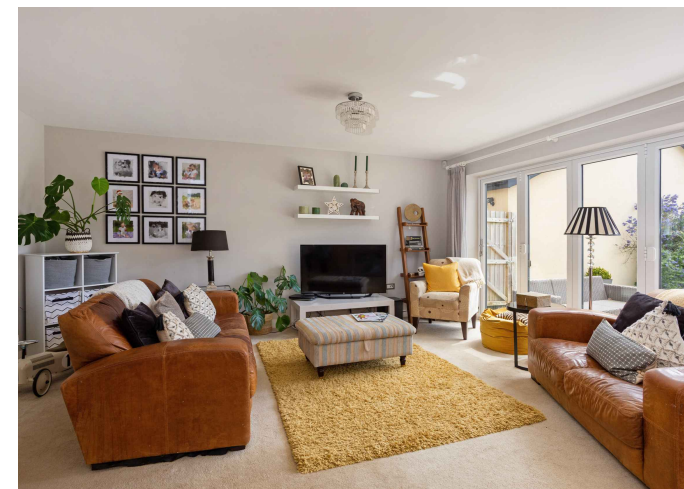
7 Chelscombe Close is a detached contemporary house in Lansdown with accommodation over two floors. The property has the enormous benefit of off street parking and wonderful countryside views can be enjoyed.

The property is entered into via a spacious entrance hall. The kitchen provides a range of base and wall units and space for a breakfast table. At the rear of the property, with two sets of glazed doors to the garden is the sitting and dining room. This is the full width of the property and is a really excellent size. There is a useful utility/cloakroom and also an office at the front of the property.

On the first floor are four excellent size bedrooms, the principal being at the front of the property with wonderful views and an en suite shower room and a balcony.

Externally

There are landscaped gardens at both the front and rear of the property and a driveway with parking for several vehicles. The current owner has converted part of the single garage into a studio room.



Situation

7 Chelscombe Close has an enviable position towards the end of Chelscombe Close with views over the surrounding fields and countryside. Chelscombe Close is approached along Granville Road at the top of Lansdown Road. It is ideally situated for access to the M4 Junction 18 and is a short drive from the city centre and Bath Spa Station.

This new neighbourhood has been created in the elevated position of the ever sought after area of Lansdown. The development of smart homes has been carefully designed encompassing mature trees into the open spaces, there is also a new school, as well as a small local supermarket. There is a regular bus service from Lansdown Road and you are just approximately two miles from the centre of Bath.

Bath is a heritage city and is praised for its exceptional architecture and wonderful historic venues, as well as its abundance of first class restaurants, shops and amenities. The schooling is superb with a plethora of well-regarded state and private schools for all ages, Three are located close to the property.

There is also an eclectic mix of entertainment, arts and museums as well as outdoor pursuits including golf and racing at Lansdown, just up the road from Chelscombe Close. Beautiful and breathtaking walks are on your doorstep.

Services

All mains services are 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.

Tenure

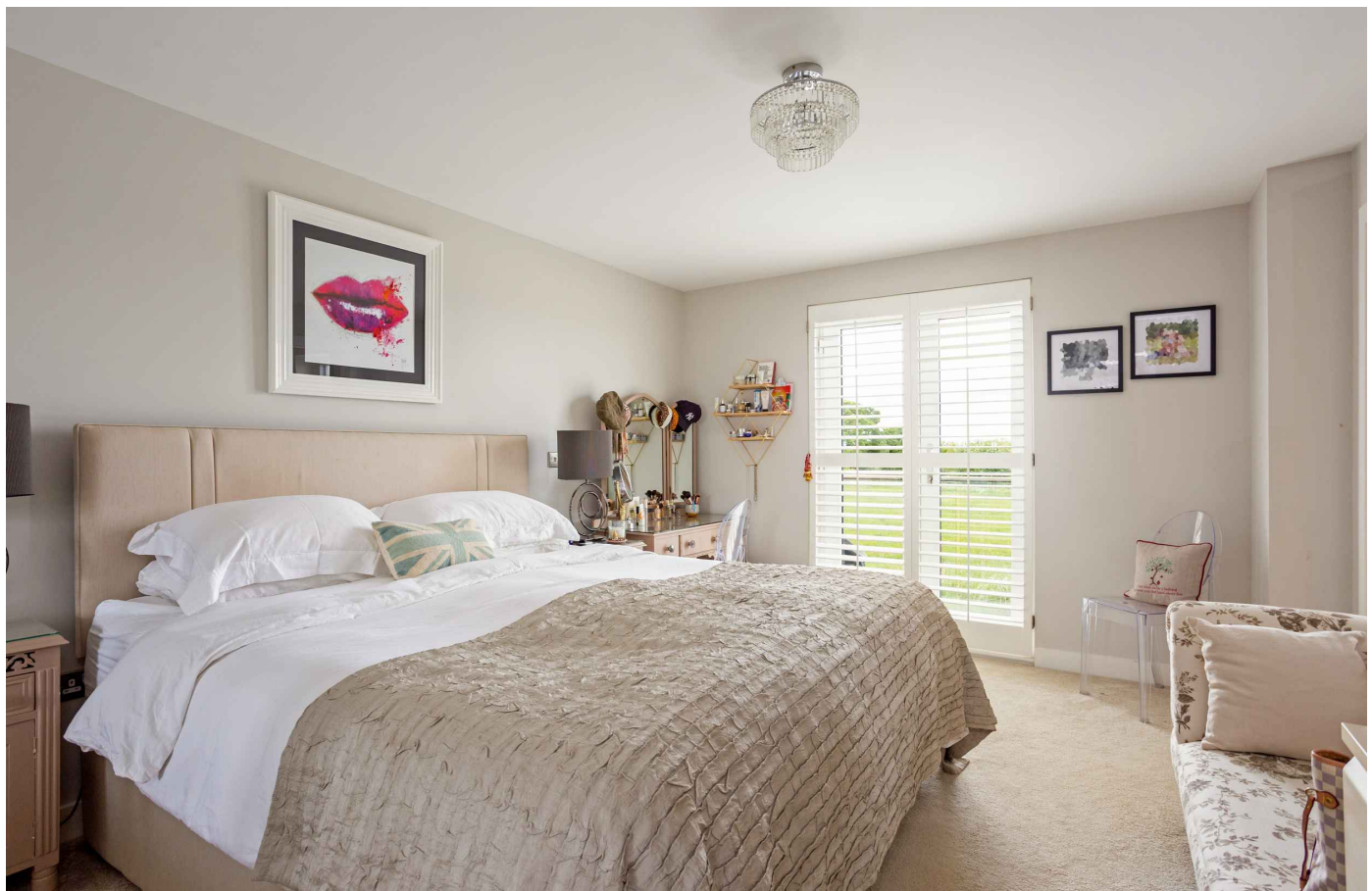
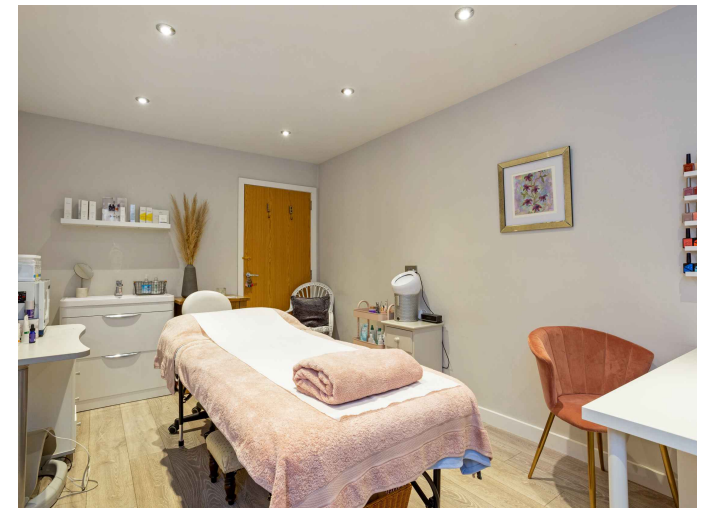
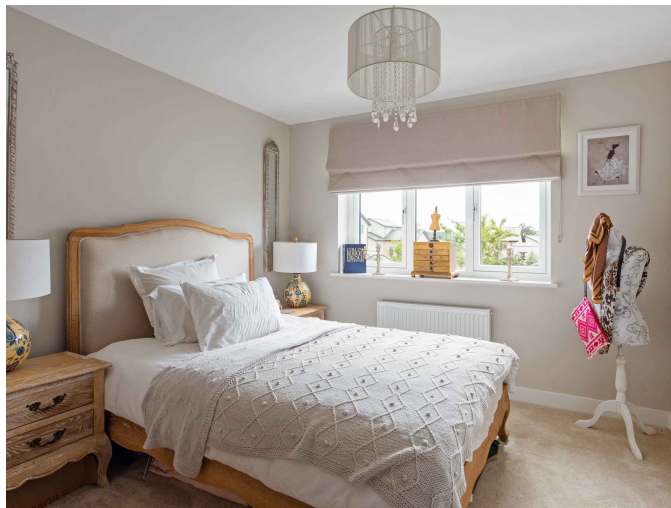
Freehold

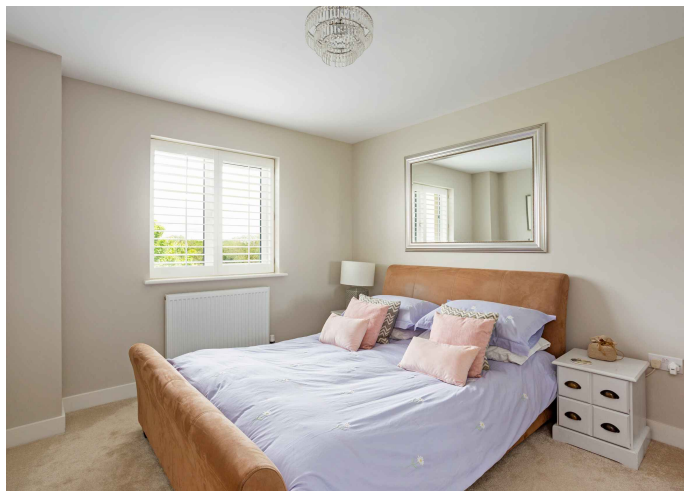
Energy Performance

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

Viewing

Strictly by appointment with Savills.



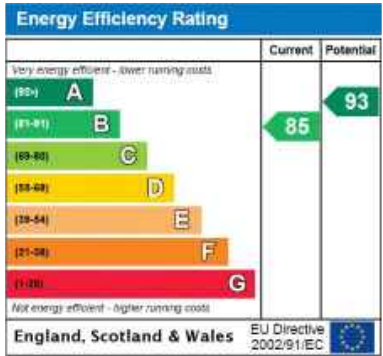




Approximate Area = 153.8 sq m / 1655 sq ft
Studio = 13 sq m / 140 sq ft
Garage = 6.7 sq m / 72 sq ft
Total = 173.5 sq m / 1867sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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