



1 COURT GARDENS, BATHEASTON, BATH, SOMERSET, BA1 7PH

- Bath City Centre 4 miles
- M4 (Junction 18) 10 miles
- London (Paddington) from 82 minutes from Bath Spa Station

Reception hall • Living room • Dining room • Kitchen •
Cloakroom/W.C • Four bedrooms • Bathroom

Driveway parking • Integral tandem garage • Large
gardens

DESCRIPTION

This is a great opportunity to acquire a well loved family home. Sitting in an excellent location on the edge of Bath, the versatile accommodation allows scope to extend into the large gardens that surround the property. The property has never been on the market, having been purchased "off plan" in 1977 by the present owners.

The small cul de sac leads to a level driveway with parking for two to three cars leading to the integral garage with an up and over door. A welcoming reception hall leads to all of the reception rooms, kitchen and downstairs W.C. and a wide staircase rises up to the spacious bedrooms and family bathroom. A large cupboard is found at the top of the stairs, that could possibly be incorporated into the main bedroom as an en suite shower room. The rooms at the back of the house have a southerly aspect with elevated views across the river valley beyond. Glazed sliding doors off the living room open on to a raised enclosed patio, a real sun trap, with steps down to the lawn garden that surrounds the house.

A MODERN DETACHED HOUSE IN A CUL DE SAC LOCATION WITH SCOPE TO EXTEND WITH A SOUTH FACING GARDEN, OFF STREET PARKING AND GARAGING.







LOCATION

The property sits in a quiet and elevated position within Bannerdown, just above Batheaston. Batheaston is a residential village with a thriving community, on the eastern outskirts of the city of Bath. The village benefits from a doctor's surgery, dentist, pharmacy, convenience store, several pubs, a renowned fish & chip shop and The Chris Rich Farm Shop is also not far away. There is a regular and reliable bus service into the city centre where there are a wealth of shops, restaurants, bars and activities for all the family.

High speed rail links are available from Bath Spa and Chippenham stations and the property is well placed for commuting. The property is in the catchment area for good local pre and primary schools in Batheaston and Bathford, all of which are within walking distance. There is an excellent selection of highly regarded schools in Bath and the surrounding areas. Walks through open countryside and along the River Avon are close at hand, there is a regular bus service nearby into the city centre (approx. 3 miles), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath & North East Somerset Council

Council Tax Band: F

EPC Band: D

Viewing: Strictly by appointment with Carter Jonas

Directions: Proceed on the A4 London Road passing over the A46 roundabout and heading towards Batheaston, passing the shopson your left. At the mini roundabout turn left up Bannerdown Road towards Colerne and Castel Gardens is about 500 yards up the hill on the left hand side of the road.



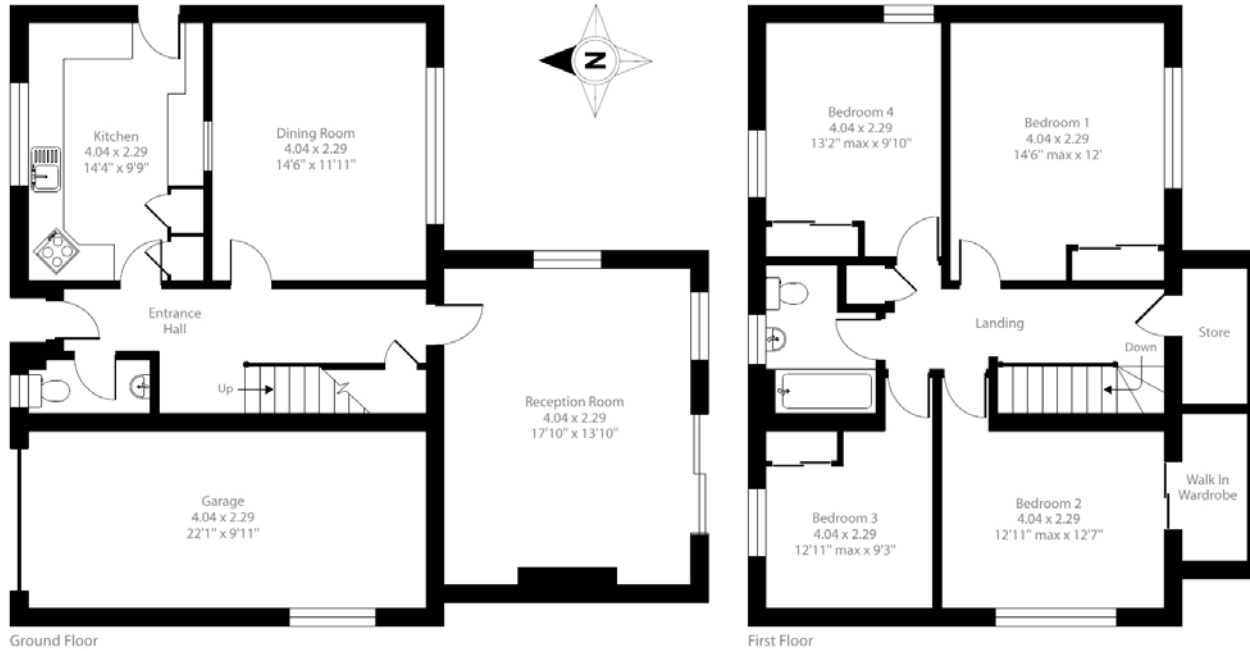
Court Gardens, Batheaston, Bath, BA1

Approximate Area = 1551 sq ft / 144.1 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1774 sq ft / 164.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1131892



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.