



1 COURT GARDENS
Batheaston

Carter Jonas

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.



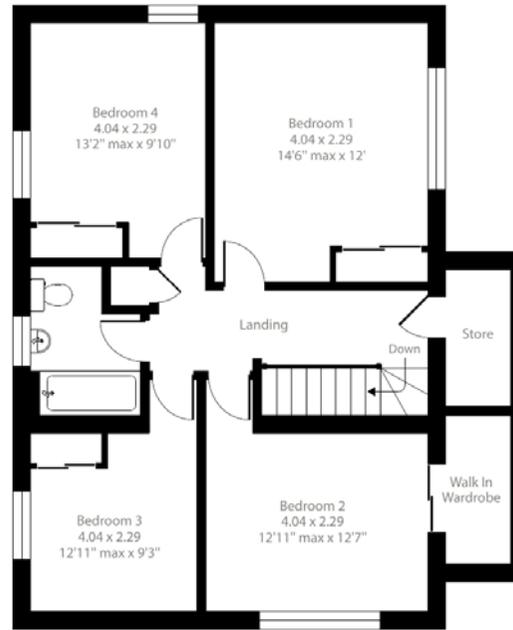
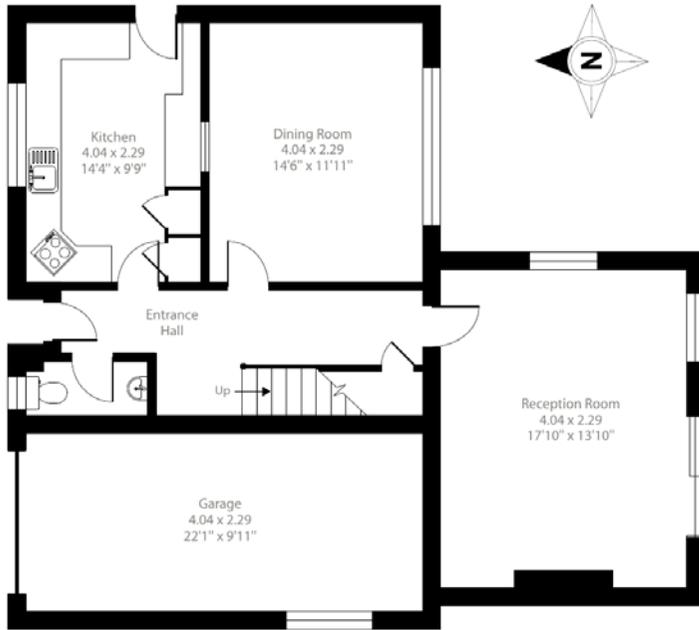
Court Gardens, Batheaston, Bath, BA1

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



Ground Floor

First Floor



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



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