



SUMMERHILL ROAD
Sion Hill, Bath

Carter Jonas

10 SUMMERHILL ROAD, BATH, SOMERSET, BA1 2UR

AN EXQUISITE ARCHITECTURALLY DESIGNED, REMODELLED AND EXTENDED FAMILY HOME IN THIS WELL REGARDED LOCATION.

Entrance hall • Study • Drawing room • Family room
• Dining room • Kitchen • Utility • Cloakroom • Five
double bedrooms (three with en suite shower rooms) •
Family bathroom

Driveway parking for numerous cars • Rear landscaped
garden • Outbuildings/sheds

DESCRIPTION

10 Summerhill Road has been subject to a thorough architecturally designed overhaul and complete remodel. A terrific rear extension has been added creating clever open plan living. The highest quality fixtures and fittings have also been used.

The property is entered into a spacious entrance hall which sets the scene for the rest of the property. To the rear is an open plan kitchen/dining/family room and useful utility room; all of these rooms benefit from access out to the garden.

To the front of the property is an excellent size drawing room, study and cloakroom. A stunning staircase leads to the first floor where there are five bedrooms, three of which have en suite shower rooms, and another family bathroom.

The front of the property comprises a driveway allowing off street parking for numerous cars.

The landscaped rear gardens have several areas where alfresco dining and entertaining can be enjoyed along with lawned areas and two useful garden sheds.







SITUATION

Summerhill Road is an incredibly popular quiet cul-de-sac found at the end of Sion Hill. There is excellent access to local schools including Kingswood. The Royal High and St Stephen's primary school.

There is a regular bus service at the end of Summerhill Road and the nearest shops are to be found at the bottom of Cavendish Road on St James's Street, where there is a delicatessen, a newsagent's and nearby is the highly regarded Marlborough Tavern.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There is a mainline rail link to London Paddington (journey time from 84 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is approximately 9 miles to the north and Bristol International airport is some 20 miles to the west.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council.

Council Tax: Band G

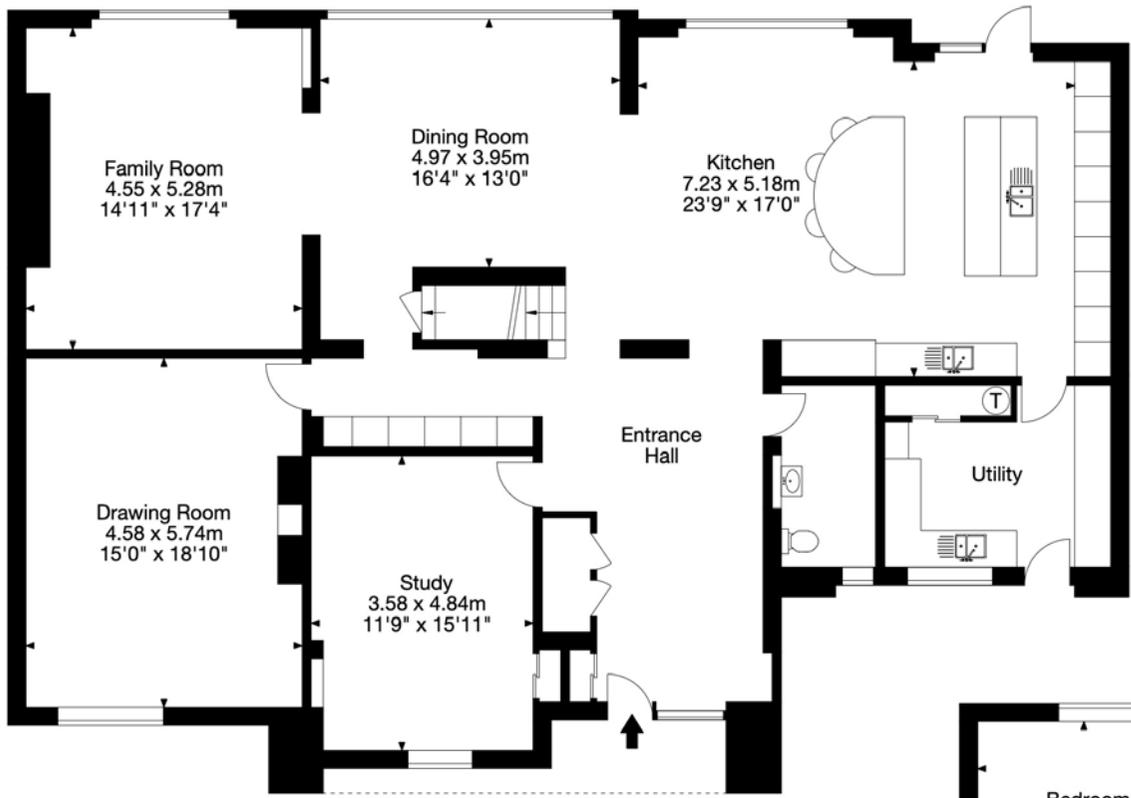
EPC: Band C

Viewing: Strictly by appointment with Carter Jonas.

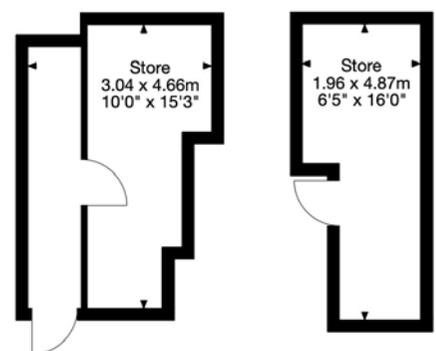




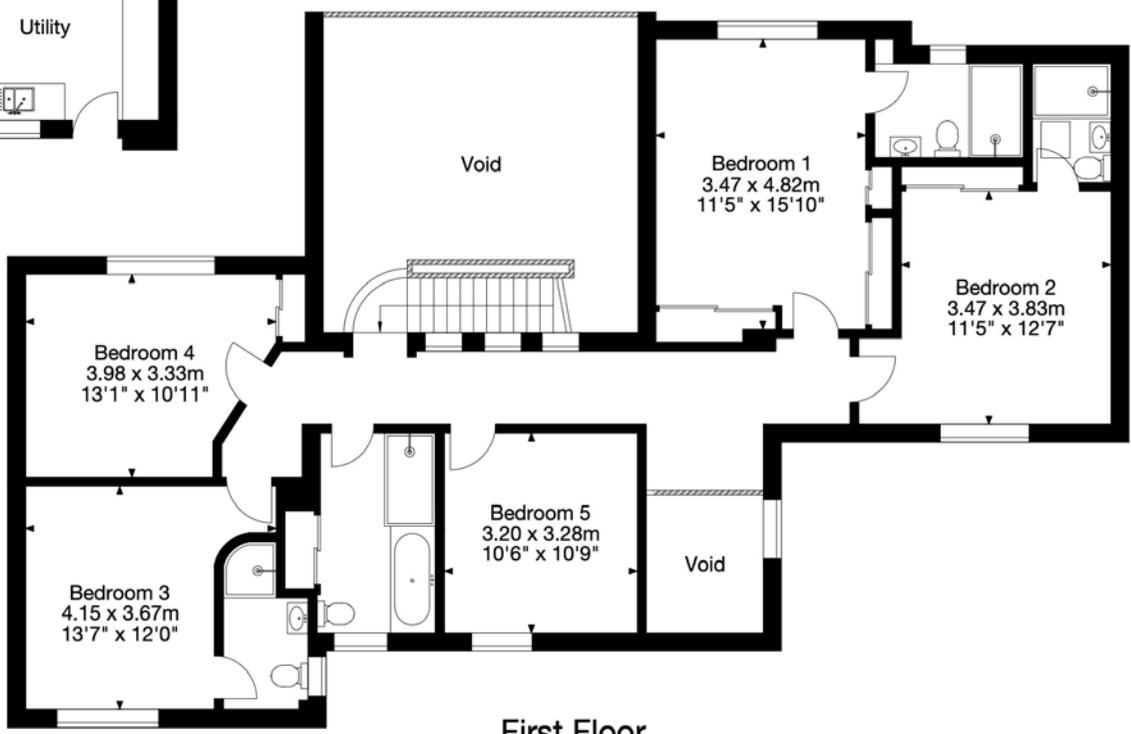
Gross Internal Area (Approx.)
 Main House = 304 sq m / 3,271 sq ft
 Outbuildings = 20 sq m / 215 sq ft



Ground Floor



Outbuildings



First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.



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