



BEECH HOUSE, MORRIS LANE, BATHFORD, BATH, SOMERSET, BA1 7LG

– Bath City Centre 4 miles
– M4 (Junction 18) 10 miles
– London (Paddington) from 76 minutes from Bath Spa Station

Reception hall • Sitting room • Kitchen/Breakfast room
• Dining room • Main bedroom with en suite shower room • Four further bedrooms • Bathroom • Shower room • Two WC's

Double garage • Workshop • Storage • Gated parking area • Front and rear gardens

DESCRIPTION

Beech House sits in a large plot, having been extended and now forms a substantial and versatile family house with wonderful far-reaching views.

A light and welcoming hallway greets you with a staircase to the first floor. Hardwood floors run throughout the ground floor except for the living room which has been recently carpeted. Looking out over the gardens, the living room benefits from wonderful south facing views and access out to the patio. An open fire with bath stone surround gives the room character and a feel of cosiness.

Along the hallway you will find the kitchen which opens up into a breakfast room leading through to a more formal dining space.

The kitchen itself has a range of wall and base units with integrated dishwasher and 'Samsung' induction hob and oven. Quartz worktops sit alongside wooden cabinetry with an inset sink unit and mixer tap.

AN EXTENDED FIVE BEDROOM DETACHED FAMILY HOME WITH ENVIABLE RURAL VIEWS, EXTENSIVE GARDENS, GARAGING AND GATED PARKING.





On the first floor are five spacious double bedrooms. The main bedroom benefits from both built in wardrobes and an en suite bathroom. Dual aspect windows make it a lovely bright room while taking advantage of the incredible views across the neighbouring former vineyards and beyond.

Completing the accommodation is a sleek modern family bathroom, fully tiled and consisting of a shower over bath, WC, sink unit and chrome towel rail. There is also a separate WC and further wet room.

At the front of the property is a gated parking area and at one side of the house is a large double garage. At the far side of the house is a versatile workshop/home office at the top of the garden. A large patio sits immediately to the rear of the house with access from the main living rooms and facing south to take in the sunshine and the views. A lawn leads gently down to a lower level with a high beech hedge, creating a peaceful and secluded garden.

SITUATION

The property is located in the popular area of Bannerdown situated just outside of Batheaston and is conveniently situated approximately four miles to the east of Bath City Centre. Situated in the most beautiful open countryside with stunning views towards the former vineyards and beyond. Within striking distance of a wide range of amenities, these include a doctor's surgery, dentist, chemist, veterinary practice, post office, farm shop, general convenience store and a pub.



The World Heritage City of Bath offers a full range of fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (from 76 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C

EPC: Band D

Viewings: Strictly by appointment with Carter Jonas.

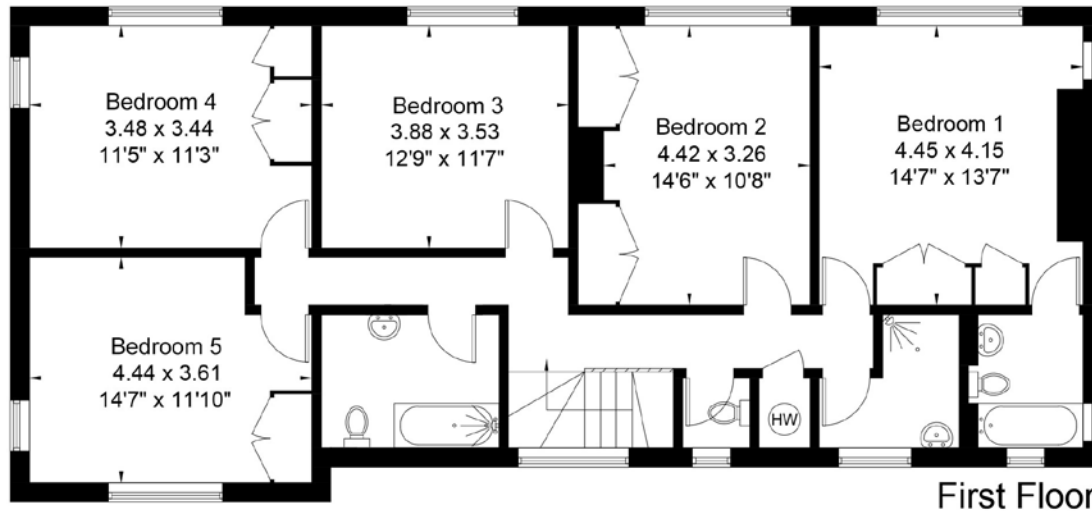


Beech House, Morris Lane, Bathford, BA1 7LG

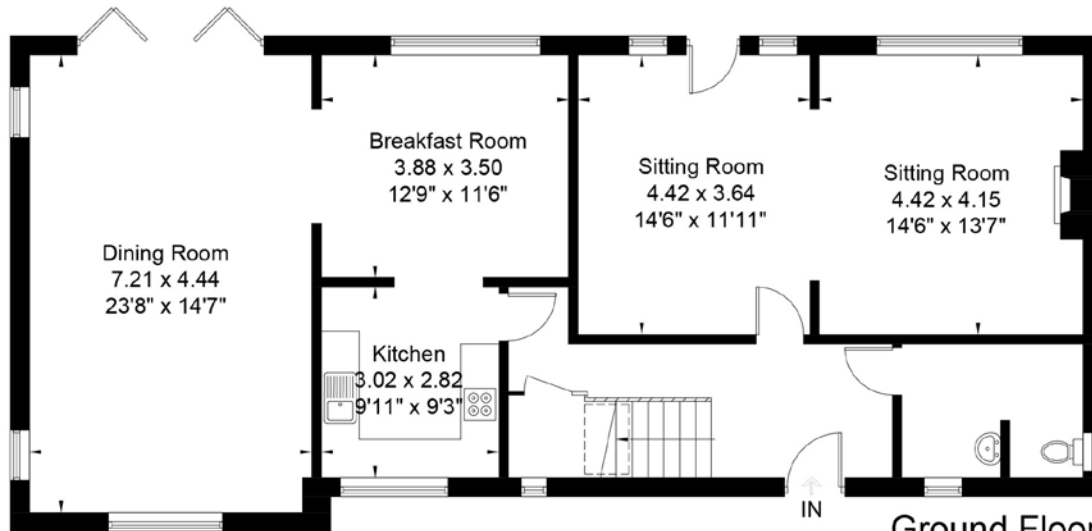
Approximate Gross Internal Area = 225.5 sq m / 2427 sq ft

Outbuildings = 56.1 sq m / 603 sq ft

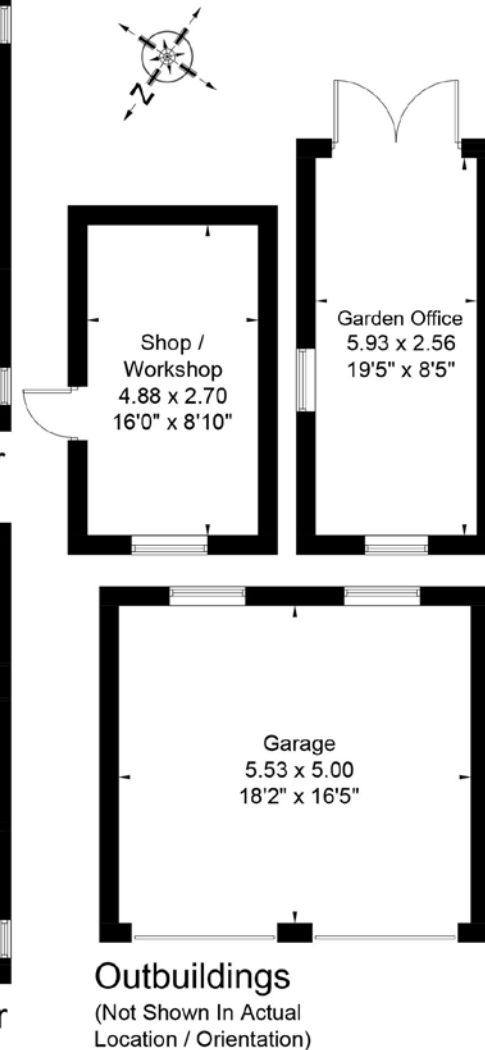
Total = 281.6 sq m / 3030 sq ft



First Floor



Ground Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

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