



Church Road, Combe Down

Bath, BA2

HAMPTONS
INTERNATIONAL

Beyond your expectations

A classic double fronted six bedroom Grade II Listed townhouse.

Hamptons International
32 Gay Street, Bath, BA1 2NT
Sales. 01225 312244
bathsales@hamptons-int.com

www.hamptons.co.uk

6 Bedrooms | 4 Reception Rooms | Beautiful Georgian Facade | Grade II Listed | Front and Rear Garden
| Double Garage

Guide Price £1,200,000 Freehold

Description

This beautiful home dates back to the 1730's and is situated at the end of a handsome terrace named Isabella Place in the heart of Combe Down. The classic Bath stone façade is decorated on the first floor with a wrought iron balcony with leaded canopy. A central path in the enclosed front garden leads to a terrace and reception hall. Arranged over just three principal floors the accommodation is both versatile and spacious. The ground floor has a double length dining and sitting room, the kitchen at the centre of the house includes an Aga and plenty of room for a breakfast table. There is also a snug leading off the kitchen whilst the study to the front of the house offers a tranquil feel. The first floor houses the more formal drawing and with-drawing room with a period marble fireplace and double doors leading out to the balcony with pleasant southerly aspect. With six bedrooms arranged on the first and second floors this is a wonderful Georgian gem with practical accommodation for the modern family.

Outside

The gardens to the front are of particular note. Stone pillars and a wrought iron gate are shaped into a tall clipped hedge enclosing the level garden and providing privacy and enjoyment in the south facing garden and the terrace adjacent to the beautiful façade. To the rear the garden is predominantly a terrace for sitting out with a small neat lawn and flower beds. Outbuildings provide plenty of storage plus a double garage, which is a very rare commodity in a period home, with electric doors

and further storage space and workbench.

Location

Combe Down is a highly desirable address with excellent access down to the town centre, just 1.5 miles. The surrounding countryside is also a big draw with much being National Trust land. This village within the city benefits from amenities including a church, a delicatessen, a small supermarket, doctor's surgery and a very well regarded primary school. Also nearby are Prior Park College and Ralph Allen School. Monkton Combe Junior School is located at the end of the road with Monkton Combe Senior School a mile away. The Bath Spa Railway Station has a high speed train service operating to London Paddington (approximately 90 minutes).

Additional Information

Services: All mains connected. Gas central heating and gas Aga. Council Tax Band G.

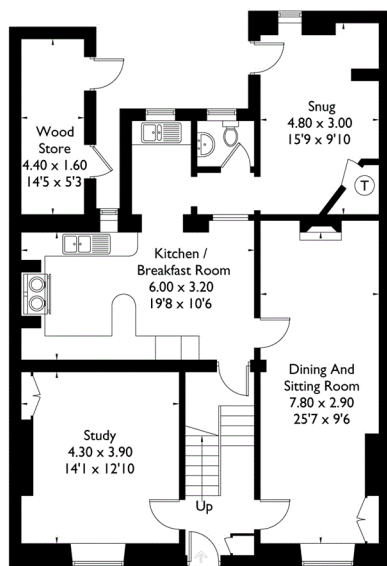


Church Road, Combe Down, Bath

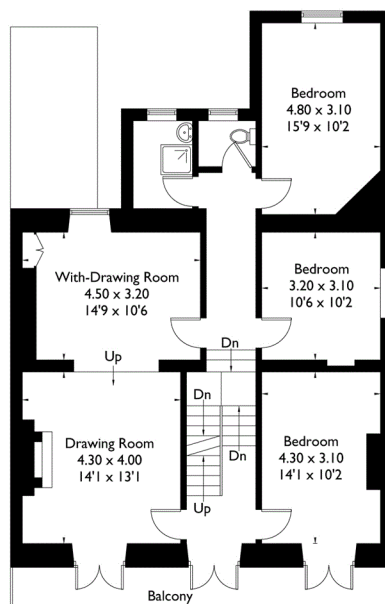
Approximate Gross Internal Area = 297.6 sq m / 3203 sq ft

Garage = 32.6 sq m / 351 sq ft

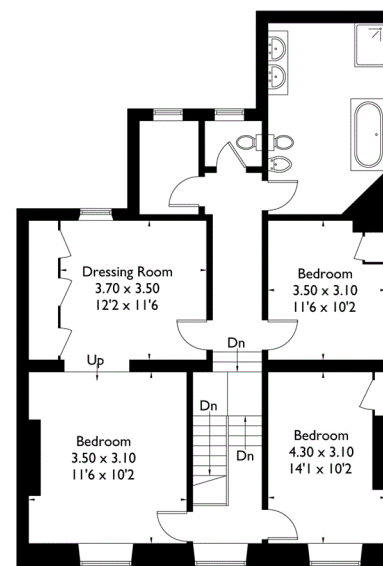
Total = 330.2 sq m / 3554 sq ft



Ground Floor



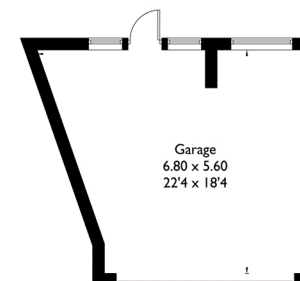
First Floor



Second Floor

Job Ref: 154672

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



Outbuilding
(Not Shown In Actual
Location / Orientation)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

