

35 Englishcombe Lane

Bath



35 Englishcombe Lane, Bath, BA2 2EE

Mileages *(Distances are approximate)*

Bath City and Railway Station – 2 miles, M4 Junction 18 – 12 miles

Accommodation

Entrance hall, four receptions, utility and ancillary rooms to create a ground floor kitchen, four first floor bedrooms, kitchen and bathroom, two attic bedrooms, garage.

The House

This substantial detached Edwardian house is located in a wonderful elevated position and provides over 3,500 sq.ft. of accommodation over three floors. The house benefits from period features including detailed moulded corning to the main reception rooms, decorated fireplaces and ornate iron work to the front facade and decorative lead light glazing. A central hall provides access to the four reception rooms with the double aspect drawing room having bay windows to enjoy the view from. The current first floor arrangement includes a kitchen and reception room although these form part of the spacious bedroom accommodation and can be removed to return to the original layout of four first floor bedrooms and two attic bedrooms.

Garden

The mature gardens lie to the front and rear with a drive to the side of an elevated front lawn where stone pilasters and steps ascend to the front door. The rear is mainly laid to lawn with mature foliage surrounds and a detached garage at the rear.





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department

0207 493 8222

prime&countryhouse@hamptons-int.com

Bath Sales

01225 312244

bath@hamptons-int.com

Hamptons International Head Office

7th Floor, UK House

180 Oxford Street

London W1D 1NN

hamptons.co.uk



35 Englishcombe Lane

Approximate gross internal area. Main house = 3,280 sq ft / 304.7 sq m, Attic = 325 sq ft / 30.2 sq m, Garage = 202 sq ft / 18.8 sq m, Total = 3,807 sq ft / 353.7 sq m



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

