



TROSSACHS DRIVE
Bath

Carter Jonas

18 TROSSACHS DRIVE, BATH, SOMERSET, BA2 6RP

– M4 (J18) 11 miles
– Bath Spa Railway Station 1.6 miles (London
Paddington from 90 minutes)

ACCOMMODATION

Entrance hall • Sitting room • Dining room • Study
• Kitchen/Breakfast room • Cloakroom • Principal
bedroom with en suite shower room • Three further
bedrooms • Family bathroom

Driveway parking • Large double garage with storage •
Landscaped gardens

DESCRIPTION

A well presented detached house, positioned at the end of this sought after cul de sac, and built in the grounds of the imposing Trossachs House, from which the development takes its name.

At the front of the house is a paved parking area for numerous cars with access at the side to a large detached garage with electric door and allowing for additional storage space. A small number of steps go up to a raise and covered veranda with seating and having exceptional views across the valley to Solsbury Hill.

The front door opens into a large and welcoming entrance hall providing access to all of the downstairs rooms, and the main rooms having double doors, creating an excellent open feel. To one side of the hall is a large front to back sitting room with double doors onto the patio garden and having a gas fire as a central focus point. Doors lead through to the dining room, again with doors to the rear patio. At the front of the house is a study/snug with doors opening onto the front veranda. A large kitchen/breakfast room sits at the back of the house, overlooking the garden, that has a modern fitted kitchen with granite work surfaces and fitted appliances and side access to the garden.

A MODERN AND WELL-PRESENTED DETACHED FOUR BEDROOM HOUSE WITH THE BENEFIT OF AMPLE OFF ROAD PARKING, LARGE GARAGING AND LANDSCAPED GARDENS WITH ELEVATED VIEWS ACROSS THE VALLEY







The first floor has a light and spacious landing leading to all four spacious bedrooms, the main bedroom having a large en suite shower room, whilst a further bathroom with separate shower cubicle serves the further three bedrooms.

To the rear of the property is a large garden leading up to national trust land behind. The garden has been landscaped, having a paved patio with steps up to a further raised patio surrounded by shrub and flowing borders. A path sweeps up to the top of the garden, around a few small trees and from where the views are superb.

SITUATION

Trossachs Drive is situated just on the edge of the city and above the most sought after 'city village' of Bathampton. This elevated position has wonderful views to the west and the countryside towards Solsbury Hill. The distance to the city is approximately 1.2 miles, so perfect for commuters using Bath Spa to Paddington (90 minutes); there is also a direct bus route. There is easy access to the well-regarded King Edwards School as well as Bathwick St Mary's Primary School. Closer amenities in the village below include a post office/ general store, doctors, dentist, beauticians as well as Bathampton Primary School, which has plans to expand following a recent Outstanding Ofsted report. The George Inn is on the banks of the nearby Kennet & Avon Canal and Junction 18 of the M4 is accessed using the Bathampton toll bridge to link to the A46. Behind the property is the "Bath Skyline walk" with National trust land that leads to the Bath Golf Course and Sham Castle.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Council Tax: Band G

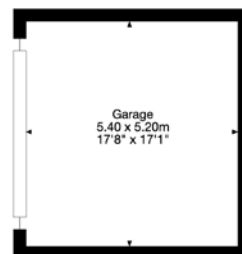
EPC: Band C

Viewing: Strictly by appointment with Carter Jonas

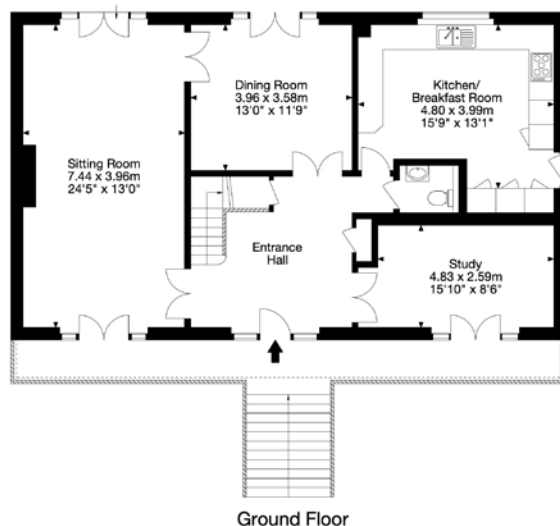




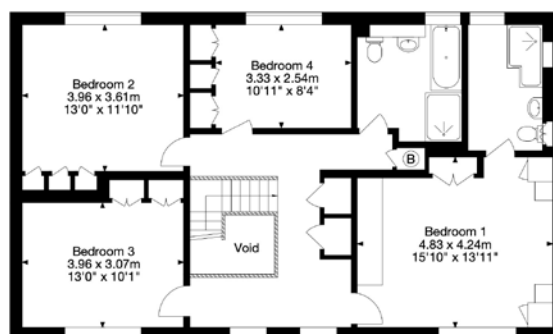
18 Trossachs Drive, Bath BA2 6RP
 Gross Internal Area (Approx.)
 Main House = 195 sq m / 2,106 sq ft
 Garage = 28 sq m / 309 sq ft
 Total Area = 223 sq m / 2,415 sq ft



Garage



Ground Floor



First Floor

Capture Property Marketing 2023. 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.

Capture.



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