



14 DEVONSHIRE ROAD
Bathampton, Bath

Carter Jonas

14 DEVONSHIRE ROAD, BATHAMPTON, BATH, SOMERSET, BA2 6UB

A THOUGHTFULLY REMODELLED SEMI-DETACHED FAMILY HOME SET OVER THREE FLOORS IN THIS SOUGHT AFTER ROAD IN THE VILLAGE OF BATHAMPTON NEAR BATH.

Entrance hall • Office • Kitchen/dining/living room • Three double bedrooms • Principal bedroom with en suite shower room and dressing room • Family bathroom • Large detached workshop and storeroom • Playroom • Utility

DESCRIPTION

A spacious semi-detached family home offering versatile accommodation. This well-presented house occupies a generous plot in the highly sought-after village of Bathampton, it enjoys wonderful views over surrounding countryside towards Solsbury Hill and is conveniently positioned within easy reach of the centre of Bath.

The accommodation spans three floors and offers open plan living to the back of the property with far-reaching views out to the rear. The principal bedroom is also to the ground floor and has a large en suite and its own dressing room. The snug/bedroom sits adjacent to the main hall and principal bedroom and the family bathroom is just behind. There are two further bedrooms on the lower ground floor giving you an option for an office/study in one of them. Upstairs to the first floor is a large bedroom with a spacious room at the top of the stair that could be used as a playroom or office.

There is driveway parking to the front of the property and to the rear is a fantastic large garden with patio, gravelled seating area and lawn. The driveway leads down to the detached workshop and store to the side of the garden. This handy outbuilding has the potential to create a self-contained annexe subject to the relevant consents.







SITUATION

Situated in the attractive village of Bathampton, less than 1.5 miles from Bath City centre and lies within the Cotswolds Area of Outstanding Natural Beauty, where you can find a range of amenities including shopping facilities, restaurants, cafes, public houses and primary school. The village of Bathampton is highly convenient and sought after. The doctors surgery, café, new Post Office, Spar, children's playground, church, regular bus services and the famous 'George' and Bathampton Mill public houses are all within a short stroll, yet delightful walks in the surrounding countryside - through open fields, up towards Hampton Down or along the side of the Kennet and Avon canal (either towards Bradford-on-Avon or into the city) are close to hand.

Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms amongst other famous historic sites and museums. It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band D

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.





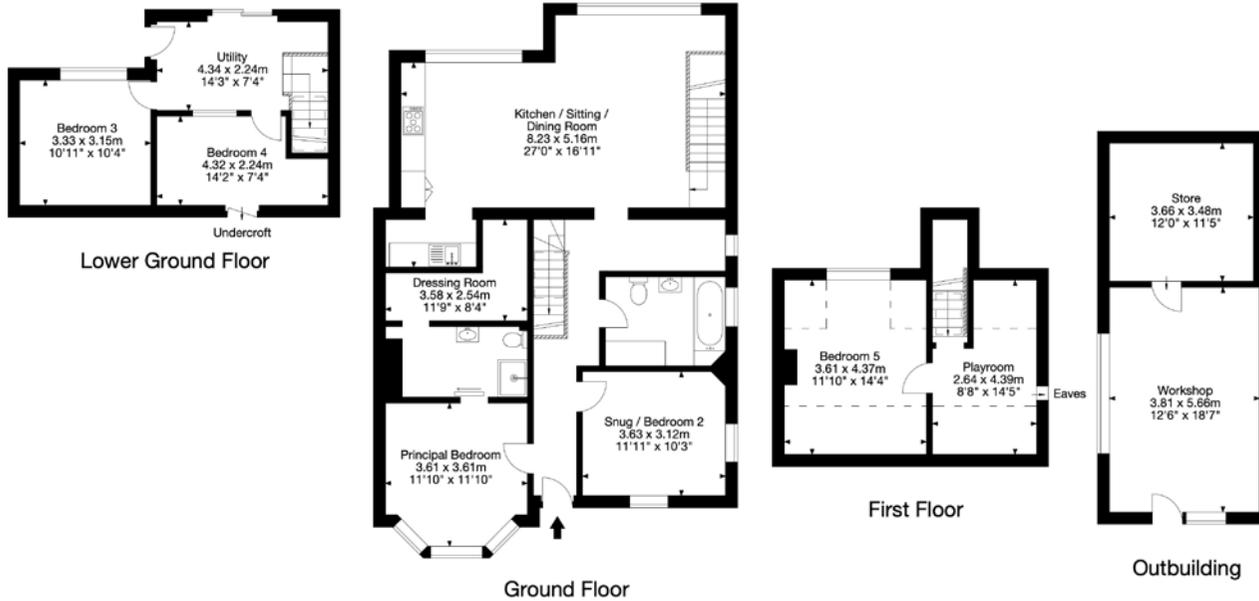
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Gross Internal Area (Approx.)

Main House = 161 sq m / 1,742 sq ft

Outbuilding = 34 sq m / 375 sq ft

Total = 195 sq m / 2,117 sq ft



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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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