



**69 ENGLISHCOMBE LANE**  
Bath

**Carter Jonas**

## 69 ENGLISHCOMBE LANE, BATH, SOMERSET, BA2 2EE

Entrance hall • Dining room • Sitting room • Kitchen/  
breakfast room • Cloakroom • Pantry • Conservatory •  
Five bedrooms • Two balconies • Bathroom • Shower •  
WC • Garage • Driveway parking • Gardens to the front  
and rear

### DESCRIPTION

An Edwardian gem full of period features and a handsome façade with a wrought iron canopied porch, stone mullioned bay windows and Tudor-style panelling. This substantial family home sits in a prominent position overlooking the city.

The enclosed entrance lobby is beautifully tiled, home to a cloakroom and leads through to the impressive entrance hall with original wood panelling, a grand staircase, integrated panelled seating, stained-glass windows and a centrepiece period fireplace. There are two spacious reception rooms, the sitting room to the rear has glazed French doors to the sheltered south-facing rear patio. The open-plan kitchen/dining room is a fantastic space for entertaining, with an island unit and plenty of storage as well as a separate north-facing pantry. There is a utility space in the conservatory to the side of the house.

To the first floor are three large double bedrooms, the rear bedroom opening through French doors onto a south-facing balcony; this sunny balcony has a part-glazed canopy, and a mature Wisteria has wound itself around the railings. The third bedroom to the front also has a balcony, with intricate wrought-ironwork surrounds and amazing views over Bath. Two further bedrooms overlook the large garden to the rear. There is a family bathroom, with separate shower, and a separate WC.

The patio steps up to the landscaped rear garden, with lawn, mature planting and space to sit and enjoy the scenery. To the front of the property is driveway parking for several cars, a garage, storage shed and the lawned front garden.

**A SUBSTANTIAL SEMI-DETACHED ARTS-AND-CRAFTS STYLE EDWARDIAN FAMILY HOME, WITH FIVE BEDROOMS, TWO BALCONIES, ONE WITH FAR-REACHING VIEWS OVER THE CITY, AND DRIVEWAY PARKING WITH GARAGE.**





## SITUATION

Englishcombe Lane is a prestigious road to the Southwest of Bath within two miles of the City Centre with its wide variety of shopping, sporting and cultural facilities. More local amenities are to be found in Oldfield Park and local Sainsbury's Supermarket. Access to the M4 motorway is available at Tormarton (Junction 18), north of Bath within 8 miles. Trains to London Paddington (travel time from 76 minutes) or Bristol Temple Meads (from 10 minutes) are available from Bath Spa Railway Station only 1.5 miles away from the property.

The property also benefits from easy access to a large number of schools, all within a few miles. These include Prior Park, Paragon, The Royal High School for Girls, King Edwards, Beechen Cliff, Monkton Combe Junior, Widcombe Junior School and Ralph Allen.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not subject to a listing.

**Services:** Mains electricity, water and drainage.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band G

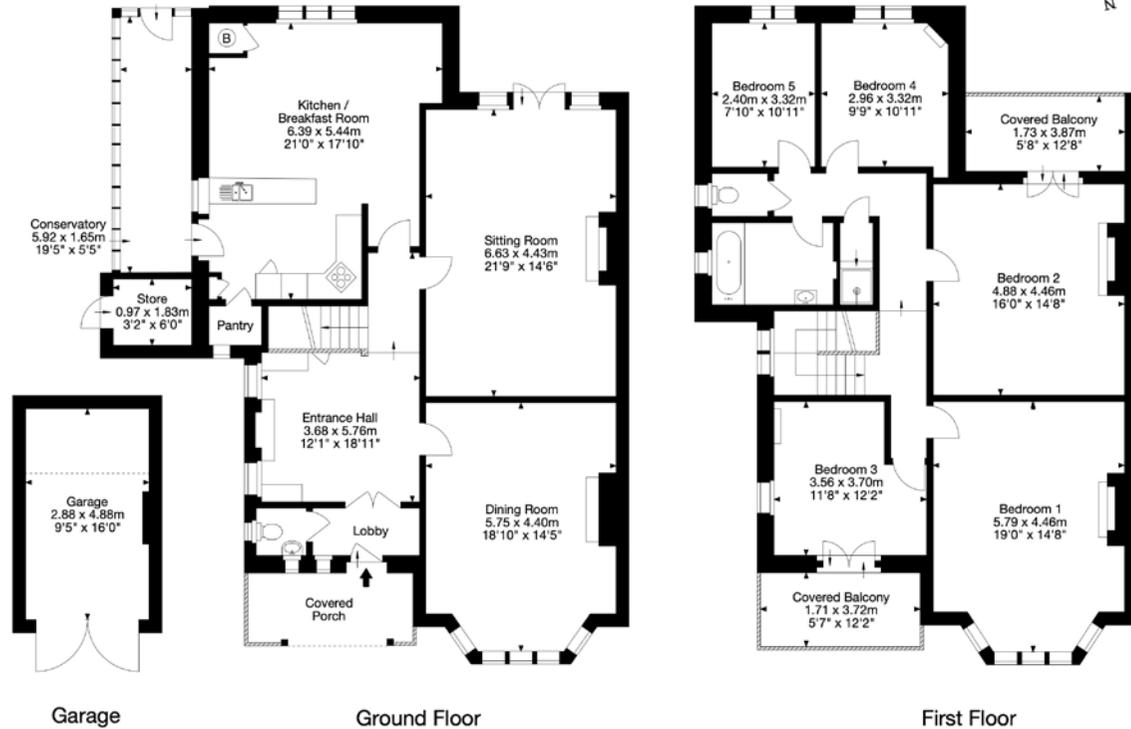
**EPC:** Band E

**Viewing:** Strictly by appointment with Carter Jonas.





69 Englishcombe Lane, Bath BA2 2EE  
 Gross Internal Area (Approx.)  
 Main House = 230 sq m / 2,475 sq ft  
 Garage = 14 sq m / 150 sq ft  
 Total Area = 246 sq m / 2,625 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.

**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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