



**41 PRIORY CLOSE**  
Bath

**Carter Jonas**

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## 41 PRIORY CLOSE, BATH, SOMERSET, BA2 5AN

- Combe Down Village Shops 0.3 miles
- Bath Spa Railway Station 1.1 miles (London Paddington from 76 minutes)

### DESCRIPTION

This unique home occupies the principal plot at the far end of Priory Close, allowing for privacy and stunning views over the city of Bath.

This contemporary, architecturally extended home sits in the most generous plot spanning the back of Priory Close with private access out onto the Bath Skyline route. A highly practical 5-bedroom family home, with a stunning open plan kitchen/dining/living space, which spans the rear of the property, with wrap around bi-fold doors opening out onto the large level garden. A generous reception room to the front, has a large open fireplace and links via oak glazed doors into a large office / playroom which also overlooks the garden.

Approached from the impressive kitchen, is a large laundry room with a door to the garden, and a downstairs guest cloakroom is situated in the main hallway.

The stairs rise with a full-length window throwing light onto the generous landing. Upstairs there are four generous double bedrooms, fitted Sharps wardrobes, one ensuite and a family bathroom. Lastly, the impressive, large master suite, with private bathroom and separate walk-in dressing room.

There is a large loft space, accessed via a drop-down ladder from the landing, with velux windows and separate rooms that could be further developed subject to planning consent.

The large, private garden is fully enclosed, and perfect garden for children of all ages. There are multiple patio areas, a covered seating space and well stocked flower beds.

**AN IMPRESSIVE, ARCHITECTURALLY EXTENDED, DETACHED FIVE BEDROOM FAMILY HOME IN POPULAR COMBE DOWN, WITH LARGE PRIVATE GARDEN, PARKING FOR SEVERAL CARS WITH EV CHARGER.**





## SITUATION

Priory Close is a sought-after location on the southern fringe of the city, particularly popular for families with children attending Prior Park School, The Paragon or Monkton School, as well as being within walking distance to highly sought after Combe Down Primary School and Ralph Allen School. Combe Down's rewarding valley top position provides stunning panoramic views of the city to the north with equally gratifying views of the Cotswold valleys to the south. The village has a high sense of community spirit and self-sufficiency, with local amenities providing every level of schooling and childcare, dentists, pharmacies and 'outstanding' surgery. Within the village there is also a car garage, delicatessen, hair salon, beauty therapist, bakery, post office and Co-op mini market. Close by a Tesco Express with petrol station and a large Sainsburys supermarket can also be found.

There really is no other village on the outskirts of the city with such a wide range of local amenities and schooling, making it such a popular place for families and those looking for an area with a rural feeling but still within walking distance of the city.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electric, gas, water and drainage.

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

**Council Tax:** Band F

**EPC:** Band D

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





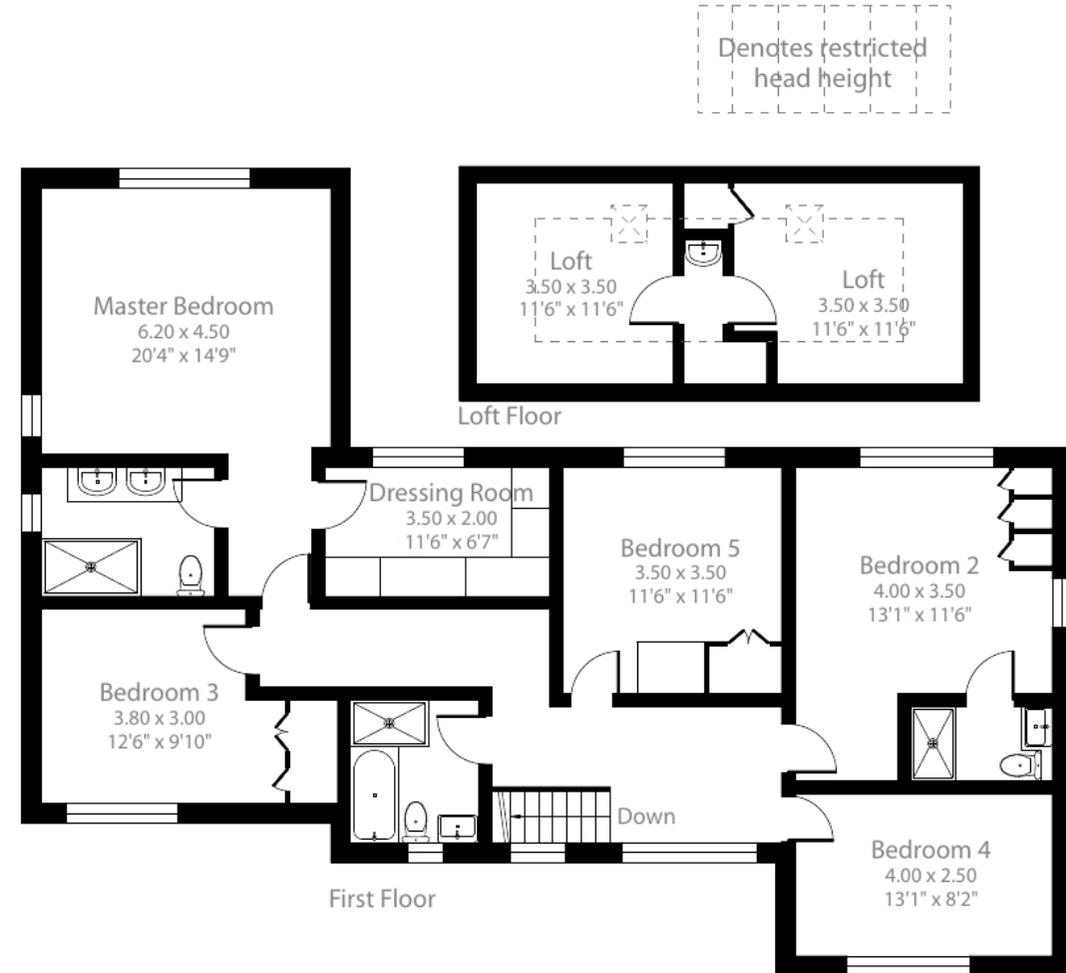
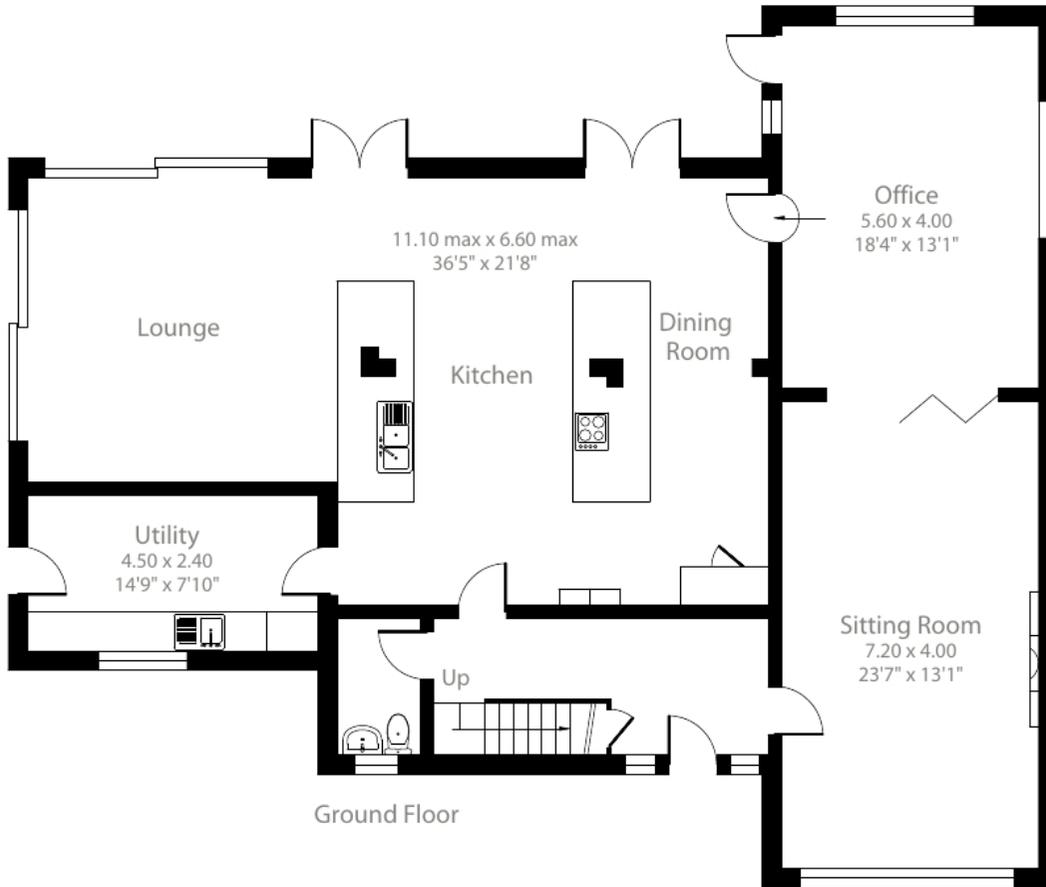
# Priory Close, Combe Down, Bath, BA2

Approximate Area = 2948 sq ft / 273.8 sq m

Limited Use Area (s) = 136 sq ft / 12.6 sq m

Total = 3084 sq ft / 286.4 sq m

For identification only - Not to scale





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