



1 PADDOCK WOODS, COMBE DOWN, BATH, SOMERSET, BA2 7AD

Kitchen/breakfast room • Dining room • Living room
• Office • Four bedrooms (one en suite) • Family
bathroom

Large landscaped gardens • Garage • Off road parking
EPC rating C

DESCRIPTION

A bright and spacious well presented four bedroom family home finished to a high standard throughout. There is also potential for further extension to the property, subject to planning permission, to create an additional two storey living space.

The property is set in an idyllic woodland location in a private crescent of six similar properties, close to all local village amenities and walking distance to Ralph Allen School, Prior Park College, Monkton Combe Junior School and Paragon Prep School.

1 Paddock Woods is set in a private crescent of six houses surrounded by woodland on the eastern edge of Combe Down village. Combe Down sits on a level ridge approximately 1.25 mile (2 km) to the south of Bath city centre. The village is adjoined to the north by large areas of natural woodland with public footpaths offering stunning panoramic views overlooking the city and equally gratifying views of the Cotswold (AONB) valleys to the south. It is a very popular place for families and those looking for an area with a rural feeling but still within walking distance of the city.

SITUATION

The property is very well positioned with easy road and public transport access into the City of Bath and with good local amenities closer at hand in Combe Down Village itself.

AN IMMACULATELY PRESENTED FOUR BEDROOM LINK-DETACHED FAMILY HOME SET IN A PRIVATE CRESCENT BACKING ONTO WOODLAND, WITH POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION



These include; post office/stores, public houses, churches and schools. Monkton Combe, Prior Park and The Ralph Allen Schools are situated within walking distance of the property. Local leisure facilities include private member's clubs of Monkton Combe Sports Club and Combe Grove Manor and the excellent facilities available for public use close by at University of Bath. A network of lovely walks can be enjoyed in the beautiful Midford/Limpley Stoke Valley. The world Heritage City of Bath, renowned for its vast array of; cultural, shopping, historic and sporting facilities is within 1.5 miles. The commuter will be pleased to note that Junction 18 (M4), giving access to London and North Bristol and to The South West and Midlands (via M5) will be found 10 miles north of the city at Tormarton. Trains to London Paddington (taking approximately 75 minutes) are available from Bath Spa Railway Station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water. Drainage via means of a septic tank

Council Tax Band: F

Viewing: Strictly by appointment with Carter Jonas

Directions: From the city centre proceed past the sports centre on North Parade and at the traffic lights turn right into Pulteney Road. Follow this road towards Widcombe Parade turning left into Prior Park Road. This road will continue into Ralph Allen Drive and at the junction at the top of the road turn left onto North Road. North Road continues into Claverton Down Road and just beyond the turning on the right for Shaft Road, Paddock Woods will be seen along on the right hand side. Number 1 is the first property on the left.

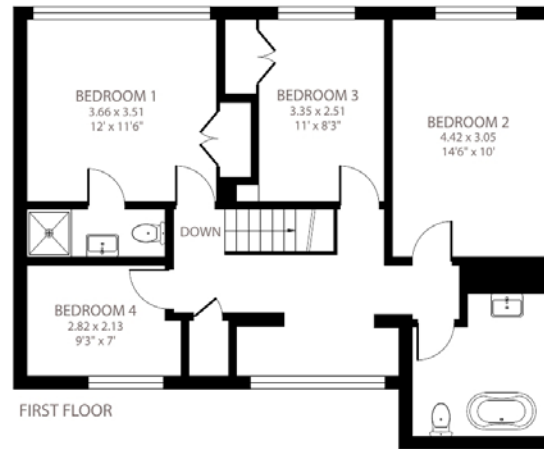
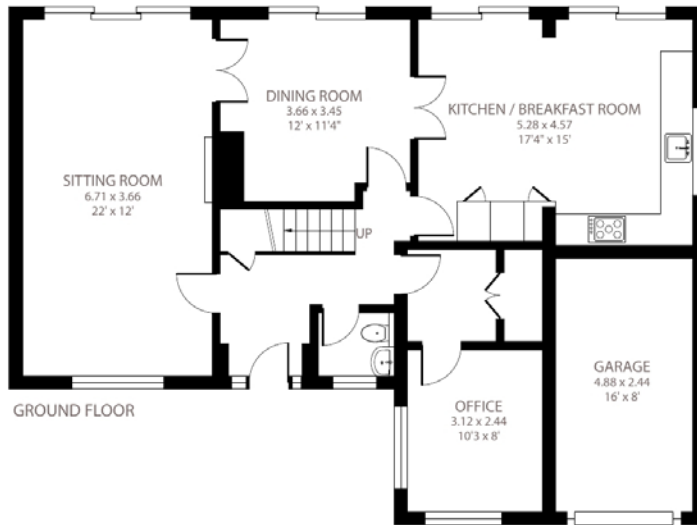




Combe Down, Bath, BA2

Approximate Area = 1884 sq ft / 175 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Carter Jonas. REF: 907007

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