



81 DOVERS PARK
Bath

Carter Jonas

81 DOVERS PARK, BATHFORD, BATH, SOMERSET, BA1 7UD

**AN EXTENDED DETACHED FOUR BEDROOM FAMILY HOME IN THE
POPULAR VILLAGE OF BATHFORD WITH A FANTASTIC GARDENER'S
GARDEN AND WONDERFUL VIEWS.**

External entrance porch • Living room • Kitchen/dining room • Utility room • Shower room • Four bedrooms • Family bathroom • Driveway parking • Delightful garden EPC rating D

DESCRIPTION

A light and bright detached family home situated in Dovers Park, Bathford, some three miles to the east of Bath City Centre.

This wonderful property offers all that a family home should, with living room, fitted kitchen into dining room. A later extension provides a useful utility room, a downstairs shower room and a large fourth bedroom with separate double door out to the garden - which would all be turned into a separate annexe should it be required.

Stairs rise to the first floor where there are three double bedrooms, and one single bedroom currently used as a study. The family bathroom has a bath with shower over.

The garden is a wildlife haven with meadow flowers, mature shrubs and fruit trees, and backs onto Browns Folly nature reserve, with uninterrupted woodland views. There is driveway parking to the front with the front garage (not for car use) now set up to offer very useful storage for bikes, paddleboards, motorbike etc.



SITUATION

The property is located in an elevated position in this sought after cul-de-sac, with outstanding views over Batheaston and the hills beyond from the front, and open countryside from the rear. Bathford Primary School (rated outstanding by OFSTED) is only meters down the road and Bathford itself has a busy village life with local shops including a community run village shop, a pub and is only three miles east of the City of Bath. The setting is ideal for those looking for commuting access to Bath and Bristol, (there is a regular bus service to Bath city centre only meters away from the property) and is well placed for access to the M4, either via the A46 or Junction 17 at Chippenham. Both Bath Spa and Chippenham railway stations offer regular services to London Paddington (90 minutes approximately from Bath Spa) and to the West Country.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Council Tax: Band E

Viewings: Strictly by appointment with Carter Jonas.

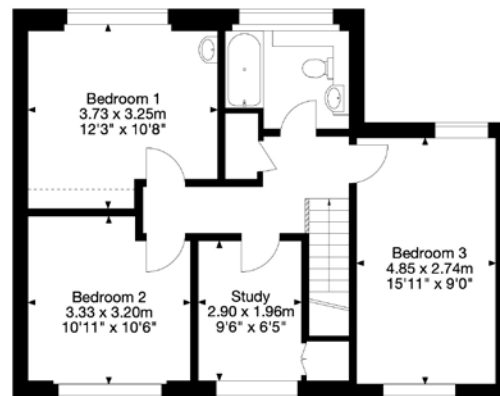
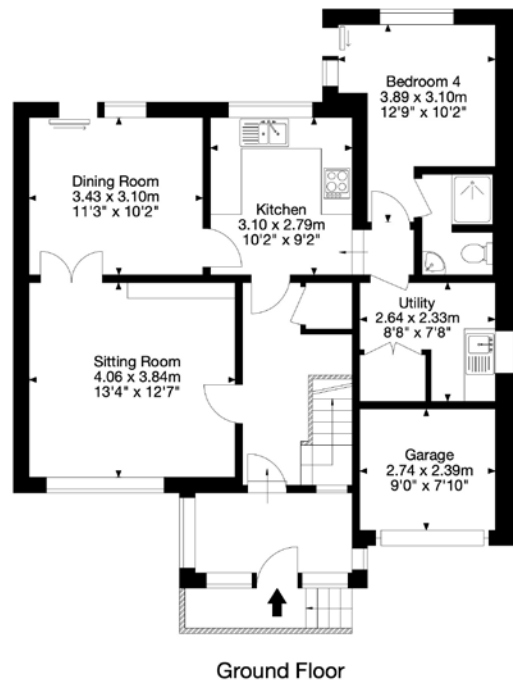
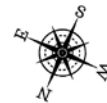


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Main House = 131 sq m / 1,413 sq ft

Garage = 6 sq m / 68 sq ft

Total Area = 137 sq m / 1,481 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines. All measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only. Not drawn to scale.

Capture.

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