



**77 NEWBRIDGE HILL**  
Bath

Carter Jonas



## 77 NEWBRIDGE HILL, BATH, SOMERSET, BA1 3PR

Covered entrance porch/boot room • Entrance hall  
• Living room • Family room • Lower ground office •  
Kitchen/Dining room • Utility room and WC • Four  
bedrooms • En suite to main bedroom • Family  
bathroom • Garden room/Office • Driveway parking  
EPC rating E

### DESCRIPTION

Situated on Newbridge Hill and a level walk into the centre of Bath, this substantial period family home has versatile accommodation and is practically laid out for modern life. There is a covered storm porch/boot room that also gives access to the rear garden and patio. There are two reception rooms to the front of the property, the main living room has exposed original boards and beautiful original plasterwork cornicing to the ceiling, this room is light and bright lit by the tall bay windows. The second reception provides space for a family or games room and has built in storage and shelving to either side of the chimney breast. The connecting entrance hall, like the rest of the house has high ceiling, exposed boards and has a beautiful, glazed top-lit door frame and stain glass panel door.

The kitchen/dining room is the focal point of the house and has space enough for both dining and a lounging area, warmed by a log burning stove to an exposed bath stone hearth fireplace. To the opposite side of the room is a sizeable island unit with built in sink and power. The kitchen is topped with Marble worktops and has metro tiling and exposed boards with a beautiful red-brick and Cotswold stone exposed chimney breast housing the range cooker and extractor.

A large utility room with sink, worktops, storage and space for a washing machine and tumble dryer, and a downstairs cloakroom.

**A STUNNING SEMI-DETACHED VICTORIAN VILLA SITUATED IN A SOUGHT-AFTER AREA OF BATH. THE PROPERTY IS SET OVER THREE FLOORS, HAS DRIVEWAY PARKING AND A RECENTLY BUILT SUBSTANTIAL WOOD-CLAD GARDEN ROOM.**











The lower ground floor is currently being used as a home office room but could also be an over-flow bedroom or playroom.

Upstairs are four double bedrooms, with an ensuite to the principal bedroom as well as there being a family bathroom. Loft storage is vast and could also offer room for expansion of the accommodation subject to planning. The south facing garden has a large paved patio leading to a level lawn with mature trees and planted borders. The current owners have recently built an absolutely stunning wood-clad garden room with bi-folding doors making a fantastic space. There is a wall-mounted space for a TV and is currently laid out as a TV room, with office space and also exercise space for yoga or a rowing/machine/bike. The front garden is gravelled with hedge and wall boundary with parking for several cars and having an electric car charging point.

#### LOCATION

The property is located in Newbridge only 25 minutes' walk from the centre of Bath. Newbridge is a partly residential area with its own run of independent shops on nearby Chelsea Road. The Royal United Hospital is close-by and there is easy access to the canal and river where you can find part of the vast National Cyle Network spanning all the way to Bristol and beyond as well as the Two Tunnels ride out to Wellow. Chelsea Road is home to Wilks Restaurant a new venture from Wilks in Bristol which is Michelin starred, 8a Chelsea Road Café, Rooted Vegetarian Restaurant and Café as well as other eateries, a deli and a pub. Local schools include Newbridge Primary School, St Mary's RC School, Weston All Saints Primary School and Oldfield Secondary School. Kingswood, the Royal High and King Edwards independent schools are all a short drive away. Bath Spa and Oldfield Park railway stations provide a main line link to London Paddington, Wales and the South West. Oldfield Park train station itself is conveniently located within a ten-minute walk from the property.

#### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Council Tax:** Band C

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

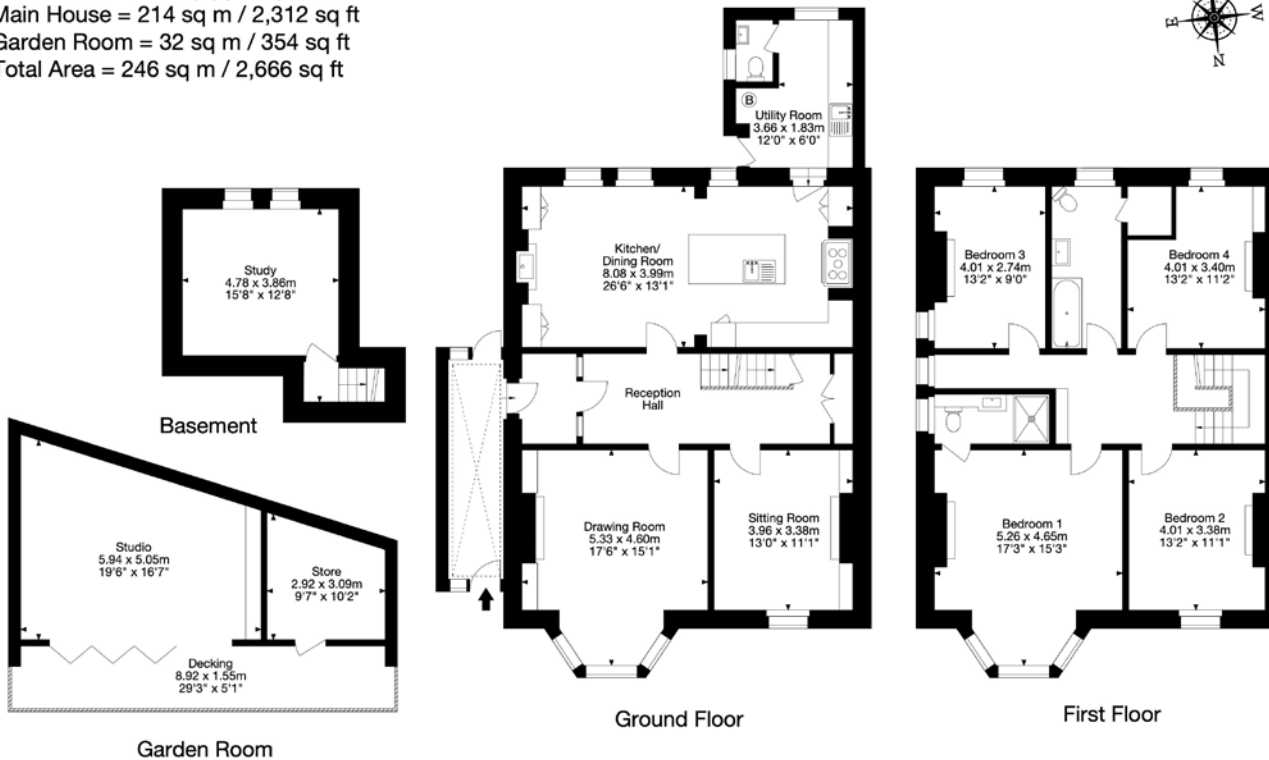
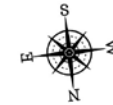








77 Newbridge Hill, Bath BA1 3PR  
 Gross Internal Area (Approx.)  
 Main House = 214 sq m / 2,312 sq ft  
 Garden Room = 32 sq m / 354 sq ft  
 Total Area = 246 sq m / 2,666 sq ft



Capture Property Marketing (2021) (Open to H2021 guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, floor 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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