





## HAWTHORNS, SHAFT ROAD, COMBE DOWN, BATH, SOMERSET, BA2 7HP

Entrance hall • Sitting room • Kitchen • Three bedrooms  
• Bathroom • Conservatory • Cloakroom • Garage  
EPC rating D

### DESCRIPTION

This rather lovely home is situated in a quiet spot on Shaft Road in Combe Down with one foot in the city and one in the country as just down the road to the south is Monkton Combe village and to the north is Combe Down and the city beyond.

The accommodation is beautifully decorated and has a light, bright feel with rooms well laid out and all generous proportions. There is a large triple aspect sitting room/ dining room that has a marble surround gas fire as a focal point. The sitting/dining room has ample space for large dining table and chairs as well as a large lounge area. This room leads through into the conservatory which at 14 ft long makes a great entertaining space when the weather is sunny or rainy respectively. There is a fully fitted kitchen with integrated appliances and direct access to the gardens.

There are three bedrooms that all look out onto the gardens that surround the house. There is a stunning large family bathroom with freestanding bath and separate shower as well as having twin sinks with built in vanity units.

The garage and driveway allow parking for several cars and there is opportunity to make a detached office space in or above the existing garage adding to your accommodation. There are several single storey homes on this road have extended up to two floors and so with a good precedent set, one could indeed extend into a much larger home, subject to planning.

**A SPLENDID THREE BEDROOM SINGLE STOREY FAMILY RESIDENCE IN AN EXCELLENT LOCATION ON A QUIET LEAFY ROAD IN COMBE DOWN. THIS CHARMING HOME BENEFITS FROM DRIVEWAY AND GARAGE PARKING AND PRIVATE WALLED MATURE GARDENS**











## LOCATION

The property is close to not only Combe Down, but also Monkton Combe that is home to the famous school as well as the excellent Wheelwrights Arms Country Inn & Pub. The pretty Cotswold villages of Limpley Stoke and Freshford are also not far away.

Combe Down is one of Bath's most popular villages for families and the house is within walking distance to well respected schools such as Prior Park College, Monkton Combe and Ralph Allen.

Good transport links provide access to the City and countrywide, with the Bath skyline walk a short distance from the house. Bath is a UNESCO world heritage city, famous for its Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the Southwest.

Educational facilities in Bath are highly regarded with Bath University voted one of the best in the country. Excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Monkton School, Beechen Cliff and Hayesfield School for girls.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

**Council Tax:** Band F

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





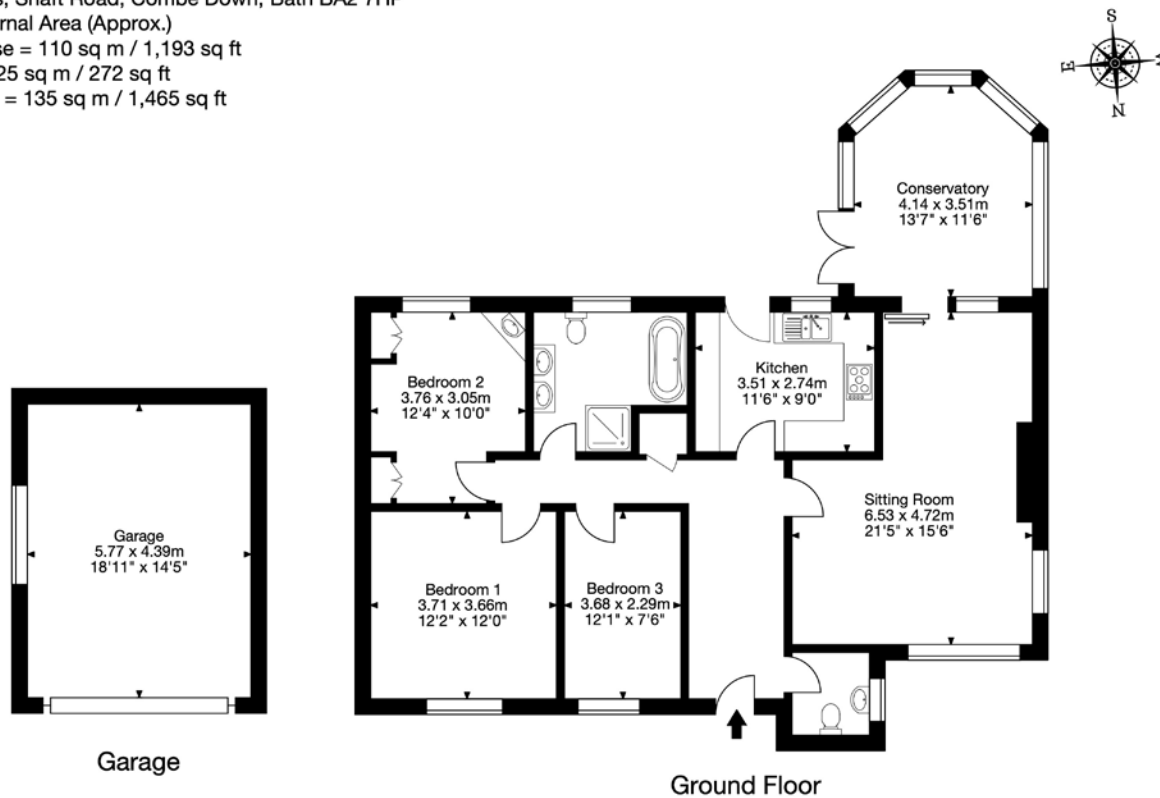
Hawthorns, Shaft Road, Combe Down, Bath BA2 7HP

Gross Internal Area (Approx.)

Main House = 110 sq m / 1,193 sq ft

Garage = 25 sq m / 272 sq ft

Total Area = 135 sq m / 1,465 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.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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