



KENNET COURT, BATHAMPTON LANE, BATHAMPTON, BATH, SOMERSET, BA2 6ST

Sitting room • Dining room • Kitchen/Breakfast room • Study • Garden room • Cloakroom • Principal bedroom with en suite bathroom • Two further bedrooms • Shower room •

Annexe: Kitchen • Utility room • Two bedrooms • Bathroom • Storage and WC • EPC rating TBC

DESCRIPTION

Kennet Court is a very attractive Grade II Listed late 17th Century property, built of local rubble stone elevations under a Cotswold stone tile roof. Later additions to the side and rear of the main house create an excellent accommodation across two floors, whilst across the driveway, is a two storey mews house with an integral double garage.

Throughout the main house are a wealth of period features that include exposed beams, stone mullion windows, and an inglenook fireplace with bread oven. The dining room leads past a study to a modern single storey extension, creating a lovely living room with a double aspect overlooking and opening onto the garden. It also has a "jetmaster" open fireplace, making it a very welcoming room in any weather. The kitchen, at the far end of the house, has fitted wall and base mounted storage cabinets with thick wooden worktops and fitted appliances. It overlooks and opens into the garden and leads to the parking area and garage. A staircase leads up from the dining room, to the first floor where the principal bedroom sits at the far end of the house with an en suite bathroom. There are two further bedroom and a recently refurbished shower room.

A BEAUTIFUL GRADE II LISTED HOUSE WITH A SEPARATE ANNEXE AND GARAGING WITH A LOVELY GARDEN IN AN EXCELLENT LOCATION.







The mews house, across the drive from the main house, makes an excellent annexe or home office. It was extended off the back of the original garage and is versatile, presently arranged as two bedrooms, one being on the first floor next to the bathroom. It has a kitchen and a large utility room and lots of storage space, and also having direct access into the double garage.

A large and secure double gate leads into the paved parking area from the road and leads through to a very well maintained garden. It has a large lawn, surrounded by flowering borders and a number of trees, to include a lovely magnolia. Two very old wisteria lead up the side and rear of the house. A large patio, next to a raised pond creates an excellent area to relax and entertain, attracting the sun all afternoon.

LOCATION

It is situated in the attractive village of Bathampton, less than 2 miles from Bath City centre and lies within the Cotswolds Area of Outstanding Natural Beauty, where you can find a range of amenities including shopping facilities, restaurants, cafes, public houses and primary school. Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms amongst other famous historic sites and museums. It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.

There are excellent sporting opportunities nearby. Local golf courses include Bath, Lansdown, Kingsdown and Bowood, rugby clubs include Bath, Bristol and Gloucester. There is also county cricket and horse racing at Bath, Newbury, Wincanton, Salisbury and Chepstow.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Viewing: Strictly by appointment with Carter Jonas





Kennet Court, Bathampton Lane, Bathampton BA2 6ST
 Gross Internal Area (Approx.)
 Main House = 205 sq m / 2,206 sq ft
 (Incl. Loft Area)
 Annexe = 91 sq m / 979 sq ft
 Garage = 28 sq m / 301 sq ft
 Total Area = 324 sq m / 3,486 sq ft
 (Incl. Areas of Restricted Height)



Capture Property Marketing 2023. Drawn to RICS guidelines. All measurements are approximate and should not be relied on as a statement of fact. Please see disclaimer page for more details.

Capture.



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