



MERRYMEET, PERRYMEAD, BATH, SOMERSET, BA2 5AY

A BESPOKE MODERN FAMILY HOME WITH INCREDIBLE VIEWS, EXTENSIVE GARDENS, PARKING AND GARAGE. LOCATED IN A HIGHLY SOUGHT-AFTER LEAFY LOCATION ON THE SOUTHERN SLOPES OF BATH.

Entrance hall • Kitchen/Living room • Sitting room • Balcony • Dining room • Utility and cloakroom • Four bedrooms • Two en suite shower rooms • Family bathroom • Garage • Driveway parking • Gardens
EPC rating C

DESCRIPTION

A very special modern family home completely refurbished and extended by the current owners taking in the breathtaking views over Lyncombe Vale and Bath city. Merrymeet offers contemporary open plan living with full width and floor to ceiling glass doors and windows that flood the house with light.

One of the outstanding features is a large, glazed pocket door that slides into the wall opening the sitting room to the panoramic views that link seamlessly with the house via the glass bounded balcony. The balcony has a graphite coloured composite deck and is surrounded by toughened laminated glass from the floor up to great effect.

The whole property has under floor heating with a mix of stone, wood and carpeted rooms and hidden lighting in hallways and stairwell. To the garden floor are four bedrooms, two of which have ensuite shower rooms and there is a large family bathroom with a freestanding copper bath as a centrepiece.

To the front is driveway parking two cars and there is a point for charging an electric vehicle. A single garage allows parking for one more vehicle. The rear garden extends by at least 100ft from the house and offers a decked area for family BBQs, flowing lawns and a wooded area at the bottom, a great adventure garden for children.



LOCATION

Perrymead is a quiet and exclusive residential location on Bath's south-eastern slopes; a beautiful landscape with a rural feel yet within minutes of Bath Spa Railway Station and the City Centre. A range of excellent schools are easily accessed within the state and private sector, these include The Paragon, Combe Down and Widcombe infants and Prior Park, King Edwards and Ralph Allen Senior schools. Fabulous country walks are on the doorstep whilst smaller shopping areas at Widcombe and Combe Down offer a range of good local shops, cafés and wine bars as an alternative to the City Centre.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

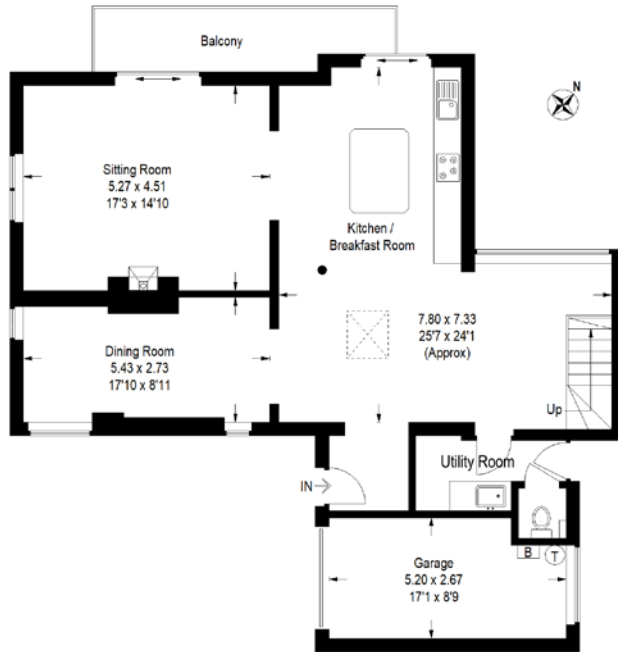
Viewing: Strictly by appointment with Carter Jonas.

Directions: Turning onto Perrymead from Prior Park Road, opposite Church Street, the property can be found on the right hand side half way along.

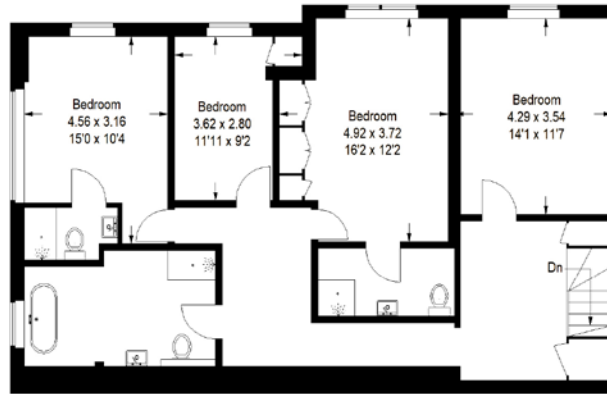


Merrymeet

Approximate Gross Internal Area = 192.4 sq m / 2071 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 205.5 sq m / 2212 sq ft



Ground Floor



Garden Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID 852109)



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