



1 FAIRWAYS
Lansdown, Bath

Carter Jonas

1 FAIRWAYS, LANSDOWN, BATH, BA1 9DH

- Bath City Centre 1.8 miles
- London Paddington from 90 minutes from Bath Spa Station
- M4 (J18) 10 miles

Reception hall • Open plan kitchen/dining/family room • Sitting room • Cloakroom • Four bedrooms, two with en suite shower rooms • Family bathroom • Fifth bedroom/office above garage with en suite WC • Enclosed lawned rear garden • Large double garage • Off street parking
EPC rating B

DESCRIPTION

This impressive new build property, now coming back to market after one owner from new, sits in a prominent spot on the Northern slopes of Bath on this popular estate. 1 Fairways is a fantastic five bedroom detached home with double garage and off road parking to the side of the house and built over three floors. There is a covered storm porch, supporting a balcony to the upper landing.

There is a spacious office/fifth bedroom above the garaging with en suite WC. On the ground floor, the open-plan kitchen/dining/family room is a wonderful space for entertaining, complete with bi-fold doors giving access to the garden. A cloakroom is positioned off the hall. Also to the ground floor is a well proportioned living room, this generous sized room has bifold doors to the rear garden too.

On the second floor, there are three excellent bedrooms, one of which has a Juliette balcony. There is a family bathroom and two of the bedrooms have en suite facilities. To the second floor lies the fourth bedroom with en suite.

A SUBSTANTIAL, EXECUTIVE DETACHED THREE STOREY FIVE BEDROOM MODERN TOWNHOUSE PRESENTED IN EXCELLENT CONDITION THROUGHOUT WITH A LAWNED REAR GARDEN, DOUBLE GARAGE WITH OFFICE/FIFTH BEDROOM ABOVE AND DRIVEWAY PARKING IN LANSDOWN.







The rear garden is well planted to the borders and is mainly laid to lawn. The garden has side access into the garage and external steps lead up to the office/study/fifth bedroom and en suite.

SITUATION

This is an excellent position, being set in a quiet neighbourhood on the northern slopes of Bath in the popular residential area of Lansdown and within walking distance of some of the best schools in Bath to include Kingswood, The Royal High School and St Stephens Primary School. Bath city centre is just over a mile away, at the bottom of the road, with regular bus access.

The Hare and Hounds Inn is just a short distance away with excellent food and a wonderful setting, having the same desirable views as the house itself. Being on the edge of the Ensleigh Estate, the property has a useful local shop across the road and a primary school and Nursery around the corner.

The M4 (J18) is 10 miles to the north and Bath Spa Station has mainline access to London Paddington (from 90 minutes) and Bristol Temple Meads (from 15 minutes).

Bath is renowned for its historic origins, Georgian architecture and its excellent shopping, leisure and cultural amenities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

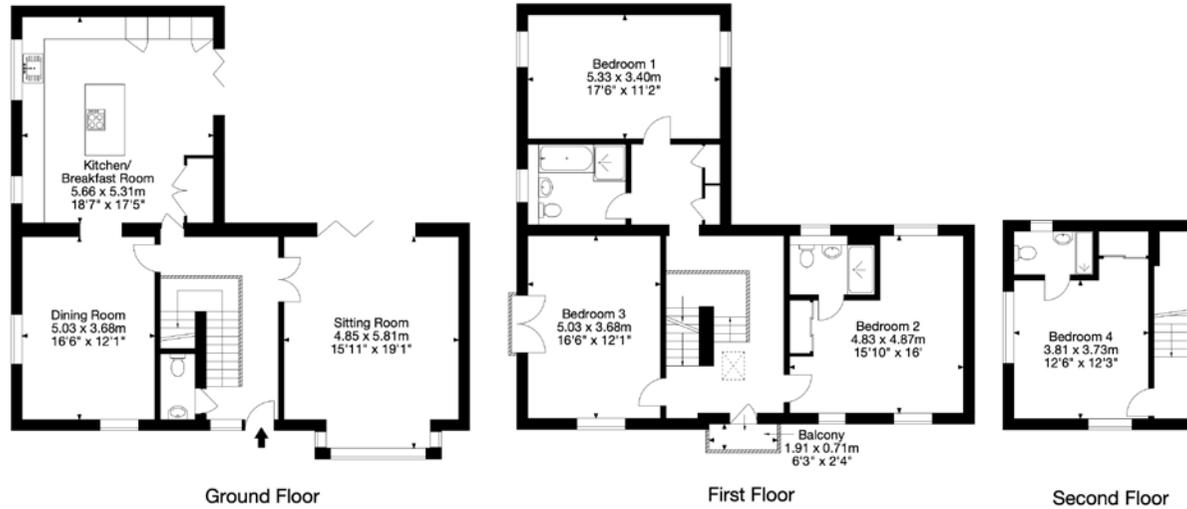
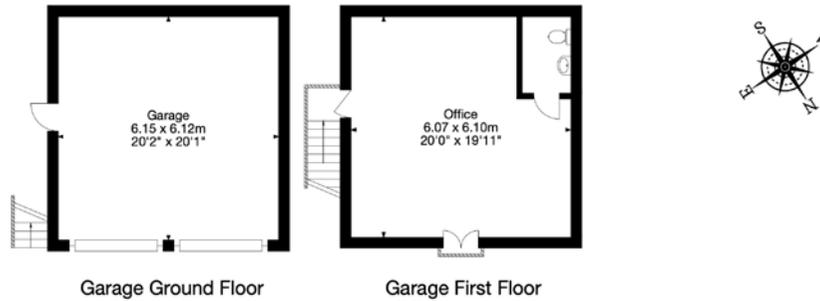
Council Tax: Band G

Viewing: Strictly by appointment with Carter Jonas





1 Fairways, Lansdown, Bath, BA1 9DH
 Gross Internal Area (Approx.)
 Main House = 212 sq m / 2,286 sq ft
 Garage = 74 sq m / 803 sq ft
 Total Area = 286 sq m / 3,089 sq ft



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

Capture.



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