



**5 LANSDOWN SQUARE EAST**

Lansdown, Bath BA1 9DS

**Carter Jonas**

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## 5 LANSDOWN SQUARE EAST, LANSDOWN, BATH BA1 9DS

- Bath city centre 2 miles
- London Paddington from 90 minutes from Bath Spa Station.
- M4 (J18) 10 Miles.

Reception hall • Sitting Room • Dining Room • Study • Kitchen/Breakfast Room • Utility • Cloakroom

Main bedroom with dressing room, en suite bath/shower room and large private terrace • Guest bedroom with en suite shower room • Three further bedrooms. Family Bathroom

Integral double garage • Off street parking • Large level rear garden

### DESCRIPTION

The property is ideally set at the end of a small cul de sac, in a recently built development of exclusive family homes, overlooking Bath. The reception hall immediately shows the light and volume of the accommodation, having a floor to ceiling glazed wall overlooking and opening into the garden. One side of the hall has an office/family room and beyond leads through a dining room and down steps into a superb living room – both rooms opening into and overlooking the garden. The other side of the hall leads past a cloakroom and into the kitchen/breakfast room with a dual aspect and bi-fold doors opening onto the garden and patio. The kitchen has a central island with breakfast bar and fitted wall and base mounted cabinets with integrated appliances to include induction hobs, double over and microwave, double fridge/freezer and double sink with an additional boiling water tap. A door from the kitchen leads through the utility room to the double garage with an electric double door to the drive at the side of the house.

**A SUPERB DETACHED CONTEMPORARY FAMILY HOME WITH ELEVATED VIEWS ACROSS BATH HAVING A COMMANDING POSITION ON CHARLCOMBE RIDGE.**



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The staircase leads from the reception hall to the open first floor landing. At one end of the house is the main bedroom with central wall leading around to fitted wardrobes and dressing room. It has a huge en suite with a limestone tiled bath, a walk-in shower and double sink unit. Double doors from the bedroom lead out onto a private roof terrace with the most magical views over fields across to Bath in a southerly aspect. At the far side of the house are four further bedrooms, one having an en suite shower room and there is a further family bathroom. The level lawn and patio garden faces southwest, making the most of the sun. The patio is accessed from the living room, reception hall and kitchen, creating an excellent entertaining space in any weather. Shrub and flowering borders surround the garden and a central tree provides shade in the hotter summer days.

#### **SITUATION**

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone detached house is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services are connected

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

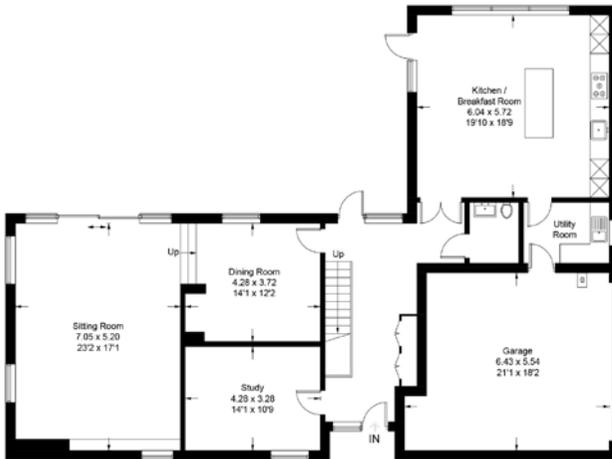


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## 5 Lansdown Square East

Approximate Gross Internal Area = 292.8 sq m / 3152 sq ft  
(Including Garage / Excluding Void)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972224)



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