

whiteley helyar



2,240 ft²



4/5 bedrooms



4 bathrooms &
cloakroom



garage & driveway
parking

Guide Price £1,500,000

Blake House, Dark Lane, Bathampton, Bath, BA2 6SZ

A fabulous detached single storey property peacefully located in the very heart of this select and sought after village. Constructed in 2005 to a particularly high specification, Blake House was cleverly designed by the award winning architect, David Hadfield, on passive solar principles and offers wonderfully spacious, impressive and versatile, split-level accommodation under a sedum planted roof.

ACCOMMODATION

4 double bedrooms	4 bath/shower rooms
sitting room/study/bedroom 5	large living room
dining room	well fitted kitchen/breakfast room
utility room	store room/study
garden store/workshop/boiler room	double glazing and gas underfloor central heating

EXTERNALLY

The property stands in delightful, mature, well tended, gardens. They are enclosed, laid to lawn with numerous flower and herbaceous borders, ornamental trees, specimen bushes, shrubs, paved pathways, terraces and seating areas to take account of any outdoor dining opportunities and the wonderful situation. There is a useful garden store/workshop, outdoor water and electricity/lighting supplies, a garage (with electrically operated door), together with the gated (again electric) gravelled driveway which provides further car parking.

LOCATION

Well located off a quiet “no through” road adjacent to King Edwards School playing fields, Blake House is within a very short stroll of the various shops and amenities in the village, including a convenience store, café, doctors surgery, St Nicholas church and the famous George public house. Wonderful walks through open countryside or along the Kennet and Avon canal (either into the city or towards Bradford on Avon) are also very close at hand, whilst the centre of Bath is only about 1½ miles away - easily accessible by car, bus or on foot, along the canal towpath.

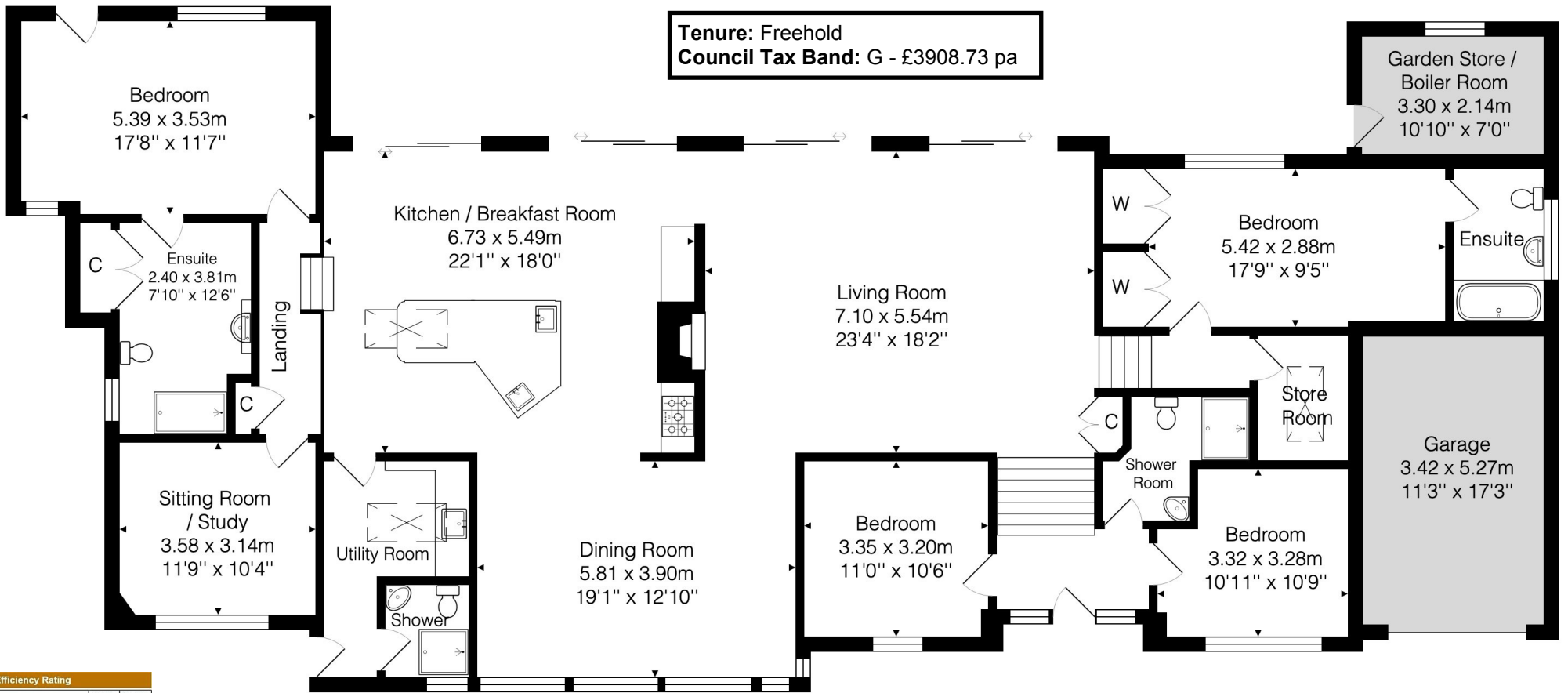
DIRECTIONS

Leave the centre of Bath heading east on the A36 Warminster Road. Take the left hand fork down Bathampton Lane and take the right hand turning immediately before the playing field and bridge - Dark Lane. Blake House will be found “through” the stone wall marked “in” and is the property ahead of you.





Tenure: Freehold
Council Tax Band: G - £3908.73 pa



Ground Floor

Total Area: 226.7 m² ... 2440 ft² (excluding garage, garden store / boiler room)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

