

# whiteley helyar



*1,384 ft<sup>2</sup>*



*4 bedrooms*



*bathroom*



*garage &  
driveway parking*

Guide Price                      £800,000

43 Hantone Hill, Bathampton, Bath, BA2 6XD

A bright and versatile detached house set within delightful gardens of over a third of an acre with wonderful woodland backdrop. This property is ready to be modernised/extend to personal taste subject to the relevant consents and benefits from wonderful far-reaching views.

### ACCOMMODATION

porch and entrance hall  
cloakroom  
kitchen  
utility room  
sitting room

lean to/conservatory  
dining room  
four bedrooms  
bathroom  
garage and driveway parking  
double glazing

### EXTERNALLY

The gardens are exceptional, the front garden, enclosed by hedges is mainly laid to a long driveway providing space to park several vehicles and allowing access to the garage. Pathways lead to both front porch and side gate with additional areas laid to lawn and planting.

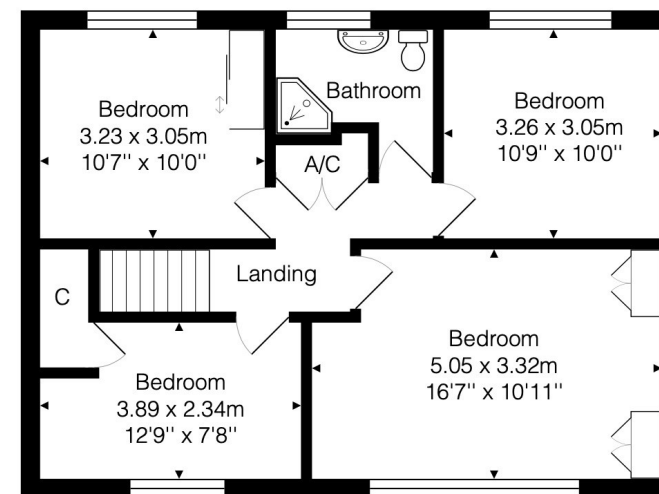
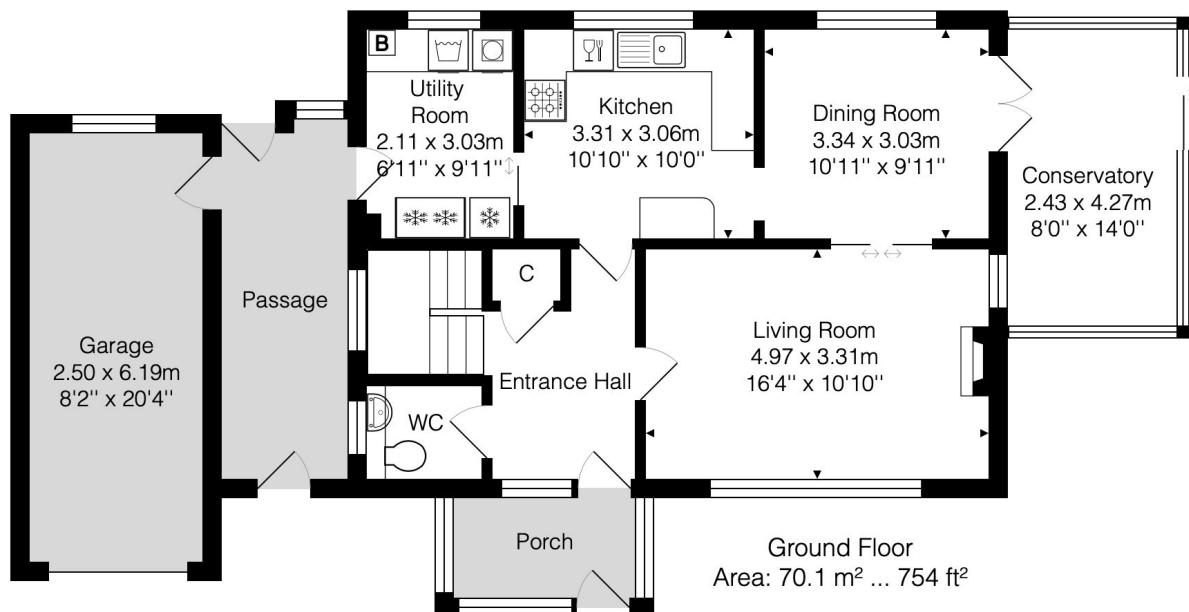
The rear garden is planted with an extensive range of trees, bushes and shrubs, with the remainder mainly laid to lawn part dedicated to 'sleeping' bulbs ready to burst into life in spring. The gardens also benefit from two small ponds, three garden stores and patio area providing space for alfresco dining.

### LOCATION

43 Hantone Hill occupies a highly sought after and convenient location, around 2 miles from the centre of Bath. It is within walking distance of the amenities in Bathampton (including the doctors surgery, café, church, the famous 'George' public house and excellent primary school) and is served by buses into the heart of the city. Wonderful walks are close at hand, either in the woodland and open countryside behind, or along the Kennet and Avon Canal towards Bradford on Avon or into Bath.







Total Area: 128.6 m<sup>2</sup> ... 1384 ft<sup>2</sup> (excluding porch, passage, garage)

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

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

**Tenure:** Freehold  
**Council tax band:** 'F' £2,800.14

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

