

whiteley helyar



1,735 ft²



4 bedrooms



2 bathrooms



garage &
driveway parking

Guide Price

£1,000,000

25 Summerhill Road, Lansdown, Bath, BA1 2UP

A detached period property with modern extensions creating a house of individual and pleasing character in this fabulous and highly sought after, peaceful and tucked away location, just off the Cotswold Way.

ACCOMMODATION

4 bedrooms	bathroom
en-suite shower room	sitting room
living/dining room	conservatory
kitchen	utility room
cloakroom	gas fired heating, solar panels and double glazing

LOCATION

25 Summerhill Road occupies a wonderful and highly convenient position, quietly situated at the end of a select 'no through' road on Lansdown. It is only a short walk from Kingswood and Royal High schools, whilst a regular bus service to the centre of Bath is very close at hand. The house sits on the edge of some gorgeous countryside, whilst swift access to Bristol and the M4 is available without having to cross Bath.

EXTERNALLY

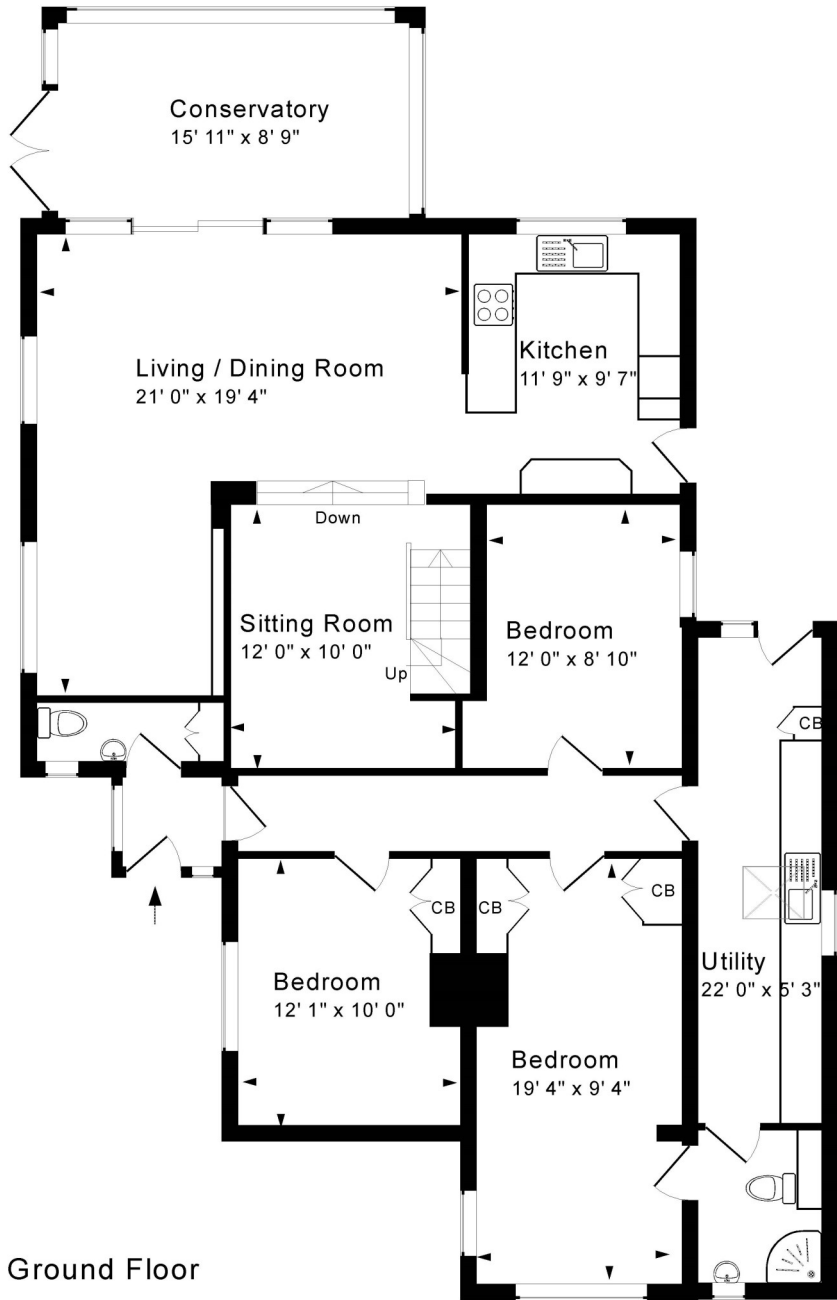
The house stands in beautiful gardens. They are private, enclosed and laid mainly to lawn with a lovely paved sun terrace, well stocked flower and herbaceous borders, many attractive ornamental shrubs, hedging and mature bushes. There is a timber shed, outside lighting and water supplies. In addition to the detached garage, there is a block paved driveway which provides parking for further vehicles.

DIRECTIONS

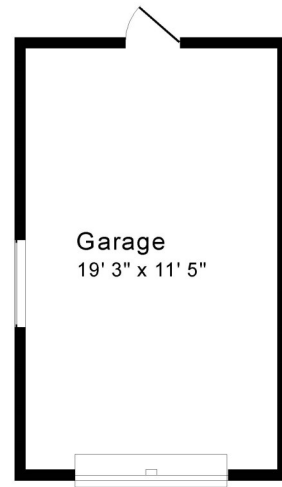
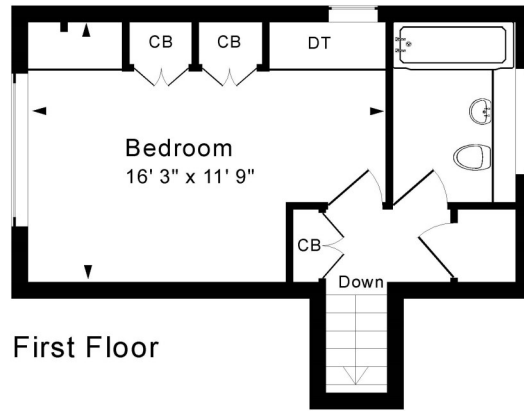
At the end of Summerhill Road is a small private close immediately to the left of the Cotswold Way path. Proceed down this drive and the property will be found on your right.







Approx. Gross Internal Floor Area 1,735 Sq. Ft. / 161 Sq. M
 Includes Conservatory, Porch. Excludes Garage.
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023
 Drawing Number:172-0670
 25 Summerhill Road, Lansdown, Bath, BA1 2UP.



Tenure: Freehold
Council tax band: 'G' £3,347.59

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	77	84
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

