

whiteley helyar



1,325 ft²



4 bedrooms



bathroom



on street parking

Guide Price £475,000

17 The Batch, Batheaston, Bath, BA1 7DR

A wonderful four bedroom, listed 17th century cottage, in the heart of Batheaston village, with a beautiful 85' garden. Arranged over three floors, the house is packed with character, from inglenook fireplace and stone mullions to a window seat and exposed stonework. The property is beautifully presented and has fabulous views down the Avon valley.

ACCOMMODATION

impressive sitting room with inglenook fireplace
modern kitchen with integrated appliances
four bedrooms
bathroom
utility room

EXTERNALLY

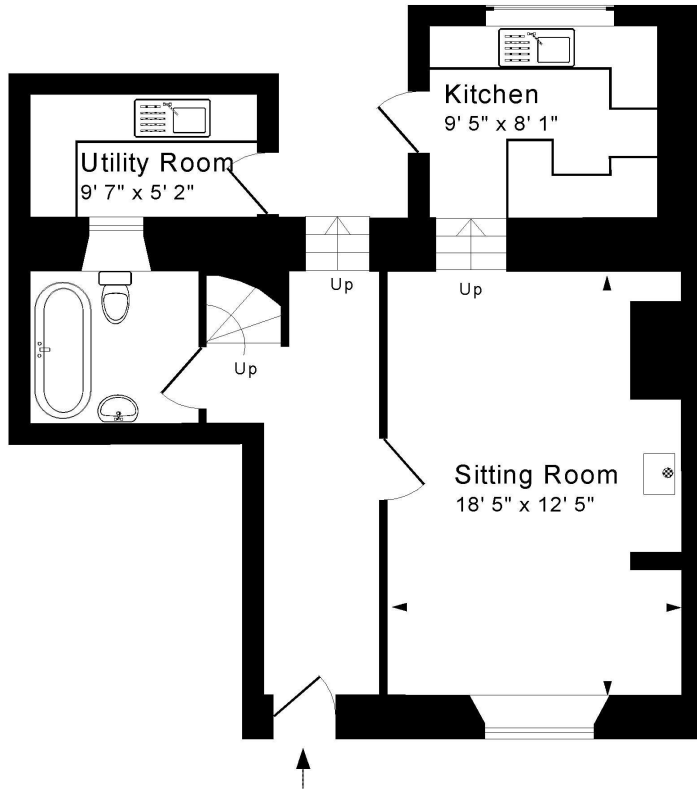
From the rear of the house, steps lead up to a large patio, framed by attractive planted borders. The remainder of the enclosed 85' long garden is laid to lawn, sloping up to the perfect spot to place a summer house to make the most of these views.

LOCATION

The house occupies a popular and highly convenient location, set back and up from The Batch which is, in turn, set back and up from High Street. It is close to the various shops, doctors surgery, chemist, vets, take-away, pub, churches, excellent primary school and other amenities in Batheaston, whilst walks through wonderful open countryside, to Little Solsbury Hill, St Catherines Valley and along the Kennet and Avon Canal are close at hand. Swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the property is extremely well served by buses to the centre of Bath - about 2½ miles away.



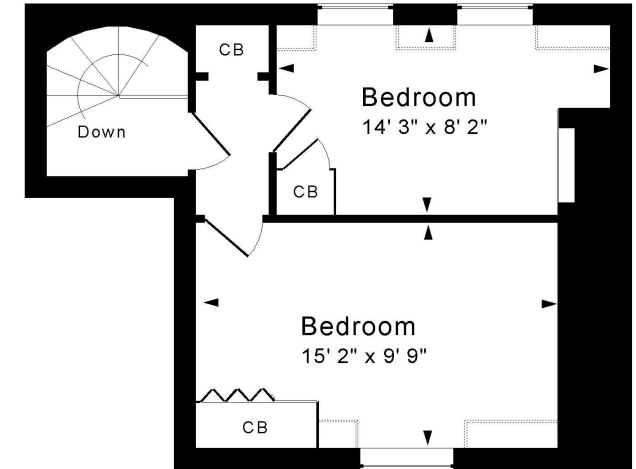




Tenure: Freehold
Council tax band: 'C' £1,861.66



First Floor



Second Floor

Ground Floor

Approx. Gross Internal Floor Area 1,325 Sq. Ft. / 123 Sq. M

Includes some restricted headroom

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Drawing Number: 172-0574

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