

# whiteley helyar



1,968 ft<sup>2</sup>



4 bedrooms



3 bathrooms



off street parking

Guide Price                      £1,000,000

12 Hantone Hill, Bathampton, Bath, BA2 6XD



A thoughtfully extended four double bedroom detached family house positioned in this highly sought after no through road offering stylish, bright and spacious accommodation and delightful far-reaching views.

### ACCOMMODATION

entrance hall  
cloakroom  
kitchen/dining/garden room  
family room  
utility room  
sitting room  
four double bedrooms  
en-suite shower room to master bedroom  
family bathroom  
driveway parking for several vehicles  
double glazing and gas fired heating

### EXTERNALLY

The property benefits from a lawned garden to the front enclosed by hedging with driveways either side providing space to park several vehicles. There is also additional parking available behind timber double gates ideal for tucking away a mobile home or caravan. The rear garden has been beautifully landscaped creating a large patio area perfect for entertaining whilst taking in the view with the remainder laid to a generous area of lawn planted with an array of flowers shrubs and bushes to borders.

### LOCATION

12 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.

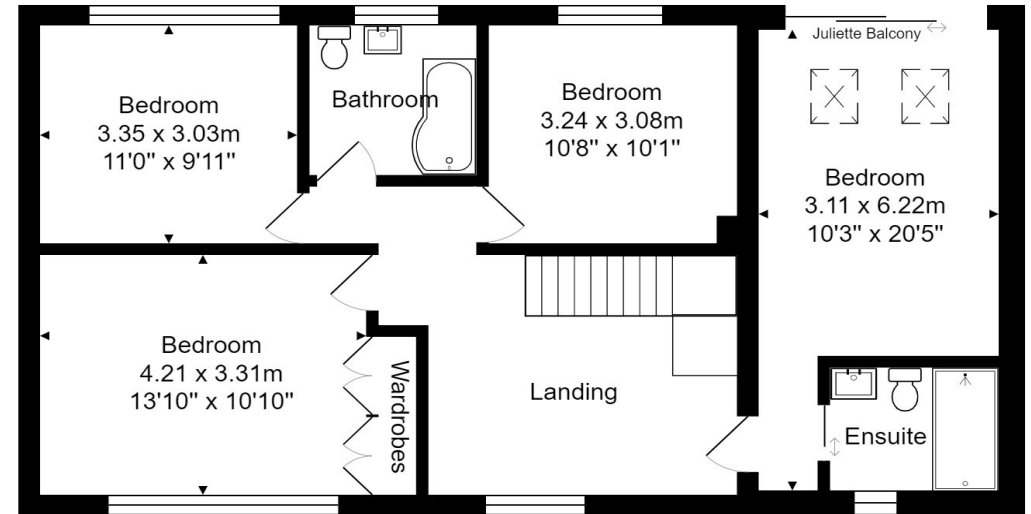
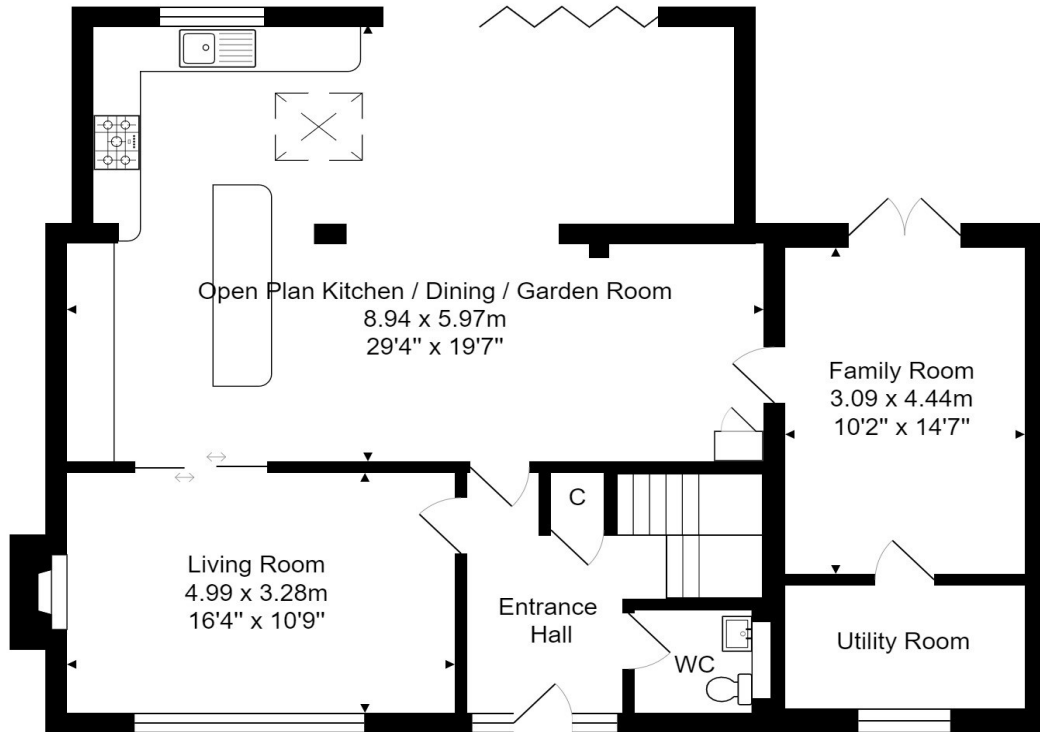








Tenure: Freehold  
Council Band: 'F' £2,947.31



Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Ground Floor  
Area: 103.8 m<sup>2</sup> ... 1118 ft<sup>2</sup>

Total Area: 182.8 m<sup>2</sup> ... 1968 ft<sup>2</sup>

First Floor  
Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>

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  
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