

# whiteley helyar



1,383ft<sup>2</sup>



3 double  
bedrooms



bathroom



driveway parking  
and garage

Guide Price                      £500,000

Squirrels Drey, Kingsdown Grove, Kingsdown, Near Bath, SN13 8BN

A beautifully presented semi-detached house enjoying the most delightful widespread and far reaching views over the adjacent countryside.

### ACCOMMODATION

3 double bedrooms

large open plan sitting/dining room with bifold doors

kitchen

gas fired heating

single garage (currently used as a gym)

bathroom

conservatory

double glazing

driveway parking for 3 cars

electric car charging point

### LOCATION

Set down and well away from the road, the property stands peacefully in this sought after location, enjoying truly stunning views from both the house and sun terraces. The Swan Inn, Ashley Wood Swimming Pool and Kingsdown Golf Club are all with a short walk, whilst the shops, schools and extensive facilities in the neighbouring villages of Bathford and Box are also close at hand. Wonderful country walks are literally 'on the doorstep' - either through open fields or in Browns Folly Nature Reserve, the centre of Bath is within 5 miles, (served by buses) whilst swift access to the M4 is also available.

### EXTERNALLY

Squirrels Drey stands in attractive gardens to the front and rear. In front of the house there is driveway parking for 3 cars, an ev charger and a single garage (currently converted into a gym). Sloped access leads down to a paved terrace with small lawn and flower borders. There is access to the side of the house leading to the rear garden, comprising 3 distinct areas; a fabulous decked sun terrace (with canopy), a further lower terrace with storage shed and then beyond, an additional garden area.

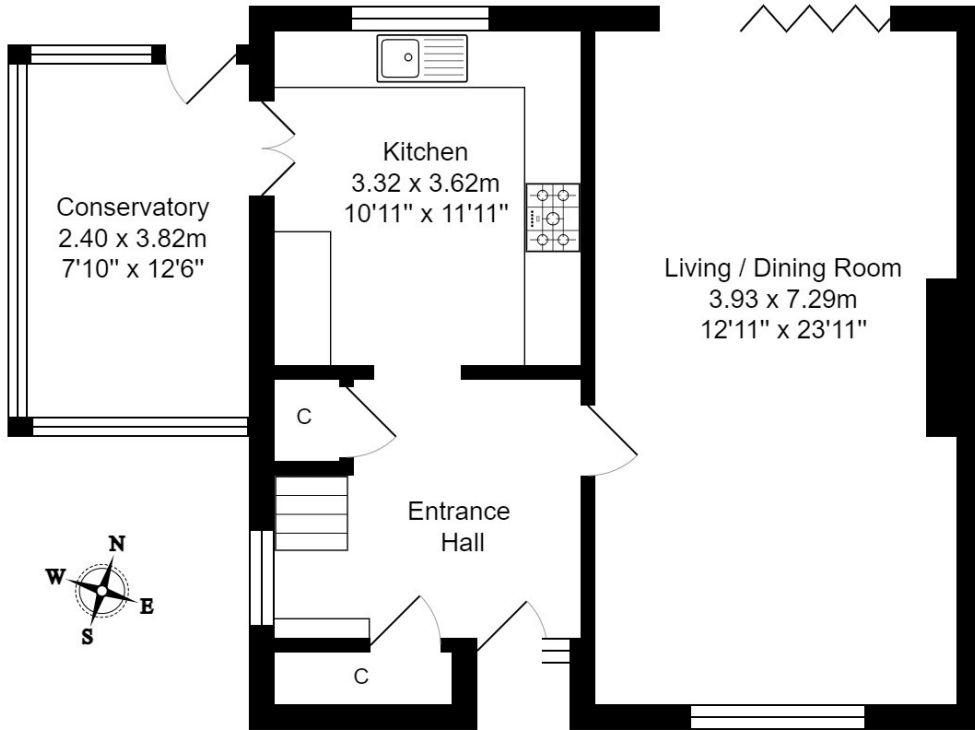




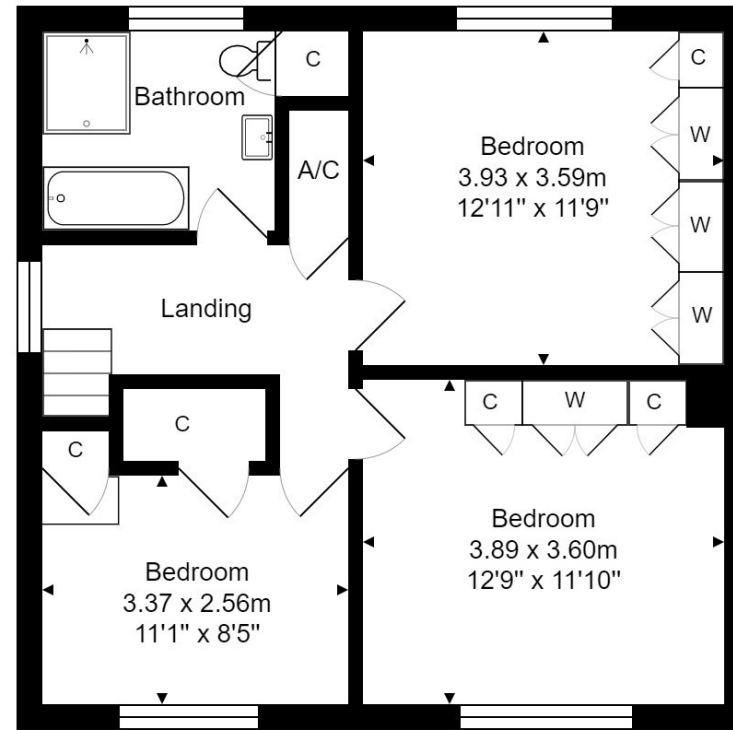
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
 This plan is purely for illustrative purposes only and should 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: 'D'**

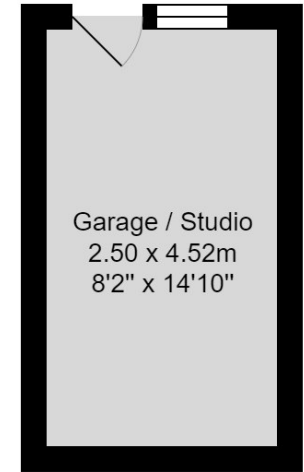
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | B3        |
| (69-80)                                     | <b>C</b> | 72                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (38-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |



Ground Floor  
 Area: 63.1 m<sup>2</sup> ... 680 ft<sup>2</sup>



First Floor  
 Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



Garage  
 Area: 11.3 m<sup>2</sup> ... 122 ft<sup>2</sup>

Total Area: Including Garage 128.5 m<sup>2</sup> ... 1383 ft<sup>2</sup>

