

whiteley helyar



2,433 ft²



5 double
bedrooms



4 bathrooms



extensive driveway
parking

Guide Price £2,000,000

5 Richmond Road, Lansdown, Bath, BA1 5TU

A fabulous detached house in this highly sought after and select road, cleverly extended, remodelled and refurbished to a high standard by award-winning architects, Stonewood Design, to offer particularly stylish, light, bright and versatile accommodation and take full account of the stunning panoramic and far reaching views to Little Solsbury and beyond.

ACCOMMODATION

5 double bedrooms
wonderful open plan kitchen/dining/family room
sitting room/snug
reception hall
wine cellar
high quality double glazing

4 bathrooms (3 en-suite)
living room
office/study
utility room
cloakroom
gas fired heating

EXTERNALLY

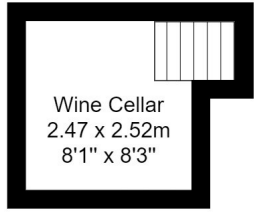
5 Richmond Road stands in wonderful gardens. To the rear they are enclosed with hedging and approximately 100' x 52' in size. Mostly laid to lawn, there is a wide decked terrace directly off the living accommodation - a wonderful place for outdoor dining and to enjoy the magnificent aspect and setting. In front of the house there is a good driveway bounded by shrubs and flower beds, giving parking for a number of vehicles off the road. There is side access, storage underneath the deck, 2 water taps and outdoor lighting.

LOCATION

The house occupies a wonderful, peaceful position. It is within easy walking distance of Royal High, Kingswood and St Stephens Schools, whilst the centre of Bath is just over a mile away - served by a regular buses. Swift access to the M4 is available without having to cross the city and walks through beautiful open countryside are very close to hand.





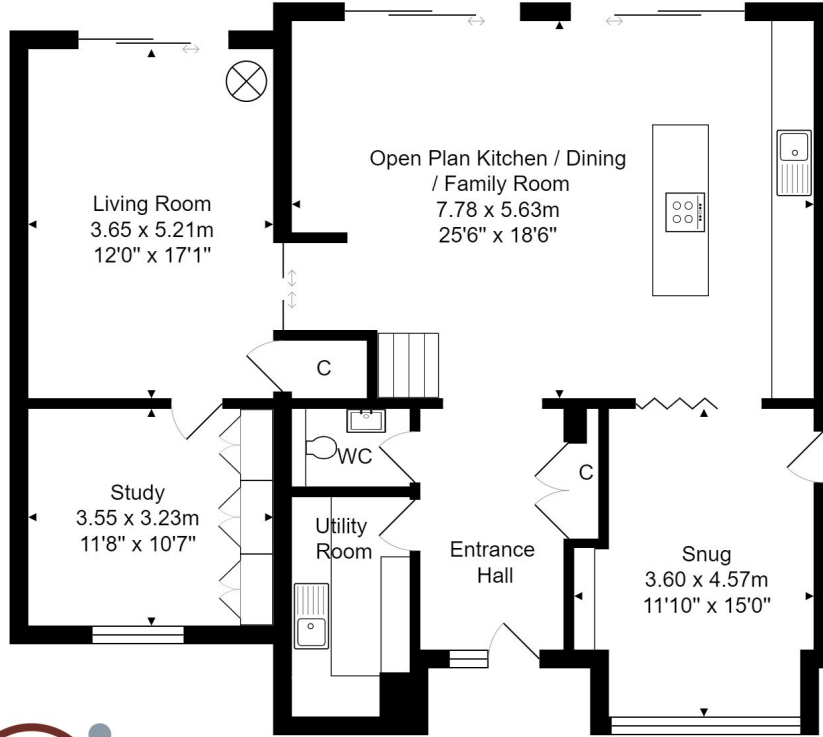


Cellar
Area: 6.8 m² ... 73 ft²

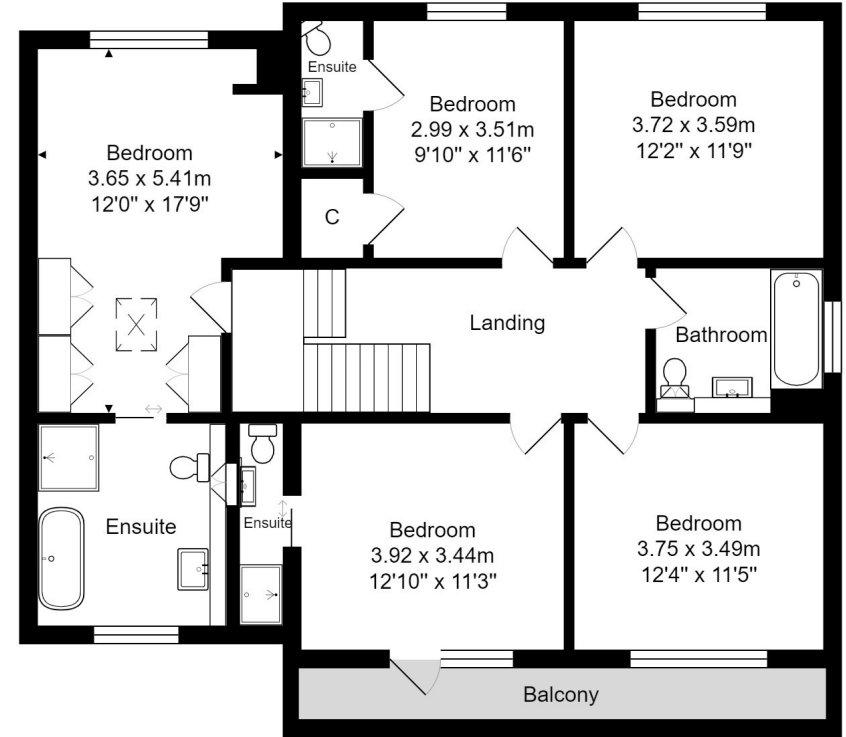


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		
		72	62

England & Wales EU Directive 2002/91/EC



Ground Floor
Area: 111.9 m² ... 1205 ft²



First Floor
Area: 107.3 m² ... 1155 ft²

Total Area: 226.0 m² ... 2433 ft² (excluding balcony)

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

Tenure: Freehold
Council Tax Band: 'G' - £3,511.75

