



**16 COMBE PARK**  
Bath

Carter Jonas

## 16 COMBE PARK, BATH, SOMERSET, BA1 3NP

**A SUBSTANTIAL SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION IN NEWBRIDGE, BATH. WITH SPACIOUS FLEXIBLE ACCOMMODATION, WONDERFUL GARDENS AND DRIVEWAY PARKING FOR SEVERAL CARS.**

Ground Floor: Entrance porch • Entrance hall • Drawing room • Family room/bedroom • Two shower rooms to ground floor • Bedroom to ground floor

Garden Level: Kitchen • Dining room • Bathroom • Shower room • WC

First Floor: Three bedrooms • Living room/bedroom • Study/office area to landing

Second Floor: Two bedrooms (mezzanine level to rear bedroom) • Shower room

Summer house to rear of garden • Driveway parking to the front for several cars

### DESCRIPTION

No.16 Combe Park is an excellent example of a Victorian semi-detached villa. With flexible accommodation spanning four floors and with options for having living rooms or family rooms on different levels to suit different family's requirements, such as multi-generational living or working from home. This is a house you can grow into.

The ground and first floor have lovely big front rooms with bay windows that are both excellent living spaces, the first floor living room could also become a bedroom should the need arise. The landing to the first floor is vast and is currently used as an office space. One could add in a bathroom to this space in the future should it be required.

The second floor is home to two light-filled charming bedrooms, the front bedroom looks out through a dormer window and skylight, the rear has a mezzanine level and would lend itself to a being a child's bedroom or a study.





The garden level has a large utility room to the front and a large store/laundry room. The dining room is an excellent size and is open plan to the kitchen. The kitchen is lit by a substantial lantern light, has an island unit and opens through glazed patio doors to the rear garden. The rear garden is glorious and is beautifully designed and planted. A lawn sits centrally surrounded by a paved walkway and a full width patio towards the end. A wood built garden office opens through glazed doors onto this patio terrace. The office is double glazed, insulated and has power and could be used as a yoga studio, office or a summer house. It is the perfect place to sit in the sun and enjoy the peaceful surroundings. There is ample driveway parking to the front for several cars.

### SITUATION

Combe Park is situated in the Newbridge area of Bath close to The Royal United Hospital and Chelsea Road. Chelsea Road is a vibrant run of independent shops, cafes, and eateries, it is only a short walk away from the property. Weston Village shops are also not far away. Excellent state and private schools are close by - as is the Royal United Hospital. Chelsea Road has a pub, an excellent vegetarian café called Rooted, a supermarket, grocer, hardware store, refill eco shop, deli, café and bakery amongst many others. There is also Wilks Restaurant with a tasting menu for high-end dining. Only 0.5 miles from the property is the Bath to Bristol cycle path along the old railway line, allowing you to cycle all the way to Bristol. The other direction takes you into town directly, traffic free, and also diverts onto the famous Two Tunnels Sustrans cycle path out to Midford and Wellow.

The house is well served by buses into the city centre (just 1.5 miles away), wonderful walks up Kelston Roundhill and along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath. You are approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (from 76 minutes). Alternatively, one can cross the footbridge to Oldfield Park and use Oldfield Park Railway Station (0.9 miles) to connect with Bath Spa or travel to Bristol and beyond.





## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band G

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas





# Combe Park, Bath, BA1

Approximate Area = 3753 sq ft / 348.6 sq m

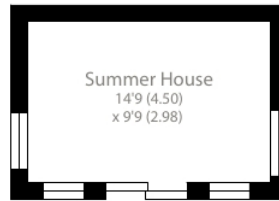
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Outbuilding = 144 sq ft / 13.3 sq m

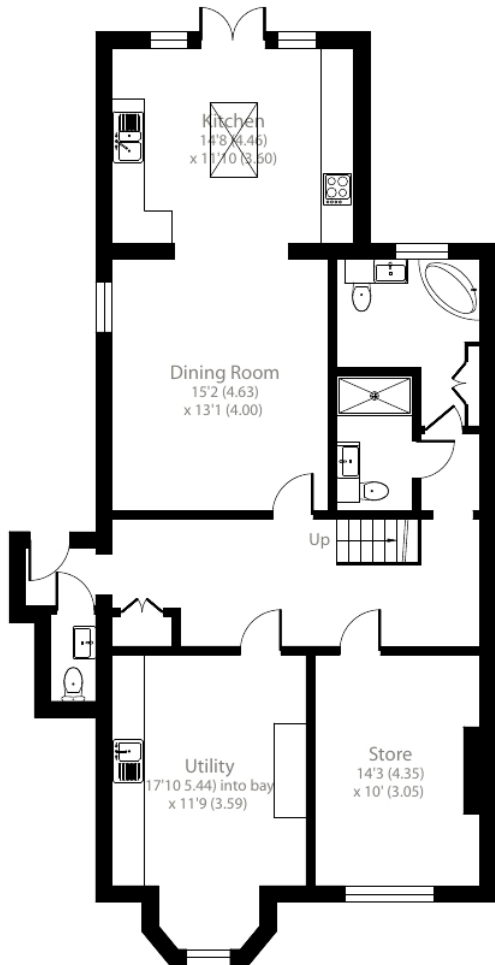
Total = 3974 sq ft / 369 sq m

For identification only - Not to scale

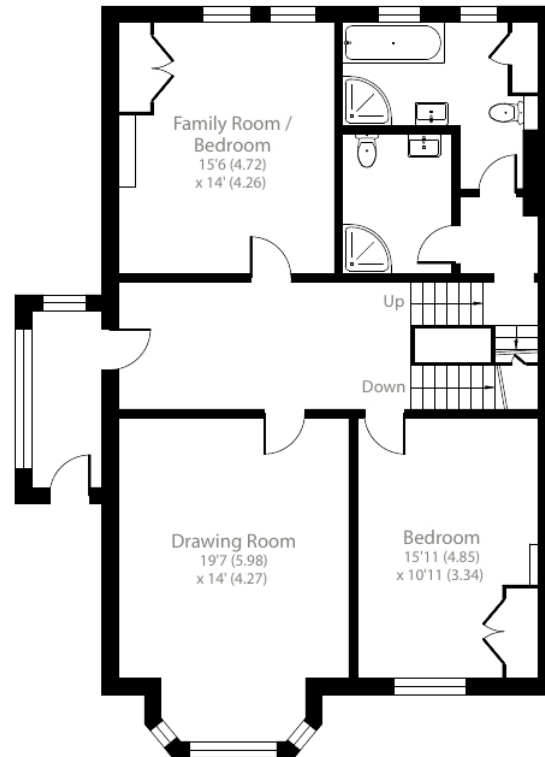
Denotes restricted head height



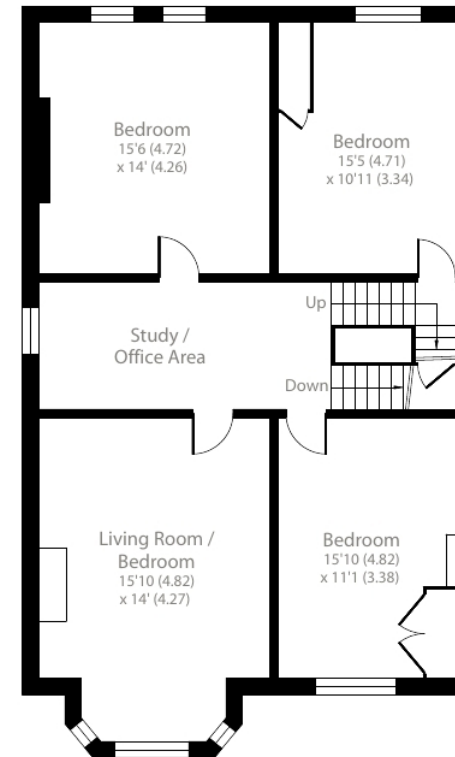
Outbuilding



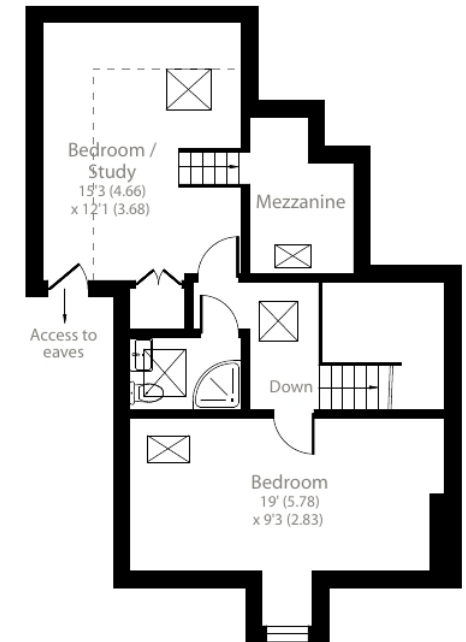
Lower Ground Floor



Ground Floor



First Floor



Second Floor





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