



**4 HILL AVENUE**  
Bath

**Carter Jonas**



## 4 HILL AVENUE, BATH, SOMERSET, BA2 5DB

– Bath City Centre 2 miles  
– London (Paddington) from 76 minutes from Bath Spa Station

Reception hall • Living room • Open plan kitchen/dining room • WC • Utility room • Principal bedroom with en suite shower room • Two further bedrooms • Bathroom

Front and rear gardens • Kitchen garden with fruit cage and green house • Single garage and off-street parking

### DESCRIPTION

This is a very well-presented house with accommodation on two floors and opening onto the most delightful gardens.

A welcoming reception hall leads through to the two main living areas, the front living room with a large bay window and fireplace, whilst at the rear of the house is an excellent open plan kitchen and dining room. A large bay with double doors overlooks and opens into the special gardens to the rear. The kitchen has modern wall and base mounted storage cabinets with worktops above and fitted appliances.

Off the hall is a WC and ample storage and off the kitchen is a practical utility room with boiler, and plumbing for the washing machine and tumble dryer.

A wide and light staircase leads to the first floor. The principal bedroom overlooks the rear garden and has a luxurious en suite shower room. There are two further bedrooms at the front of the house and off the landing is a family bathroom.

**A BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM HOUSE WITH STUNNING GARDENS, GARAGING AND OFF STREET PARKING IN AN EXCELLENT LOCATION.**











A driveway at the front of the house leads to the single garage on the side of the house. The far side of the house has potential to further extend should one wish and subject to the necessary approvals. The manicured level garden to the rear lead to a well-established kitchen garden with a fruit cage and greenhouse. The lawn is surrounded by flowering plants and shrubs with a wooden pergola to one side.

### SITUATION

Hill Avenue is situated on the southern slopes of Bath, on the fringes of the highly popular village of Combe Down. There are a number of excellent schools locally in both the public and private sector. The area is ideally situated with access to many country walks through the beautiful Horsecombe Vale and the adjacent and charming Southstoke village with its superb country pub; The Packhorse. There is a supermarket within walking distance. Combe Down benefits from a thriving community and excellent amenities including a delicatessen and café, doctor's surgery, village shop and a primary school, all within walking distance of the property. Bath Spa Railway Station is just two miles, less if you walk, and the city centre offers a wonderful array of historic attractions including museums, theatres as well as unique boutique shopping and fine restaurants. There are excellent transport links to both Bristol and London either from Junction 18 of the M4 to the north of the city or by rail from Bath Spa railway station to London Paddington (approximately 90 minutes).

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

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

**Council Tax:** Band E

**EPC:** Band D

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









## Hill Avenue, Bath, BA2

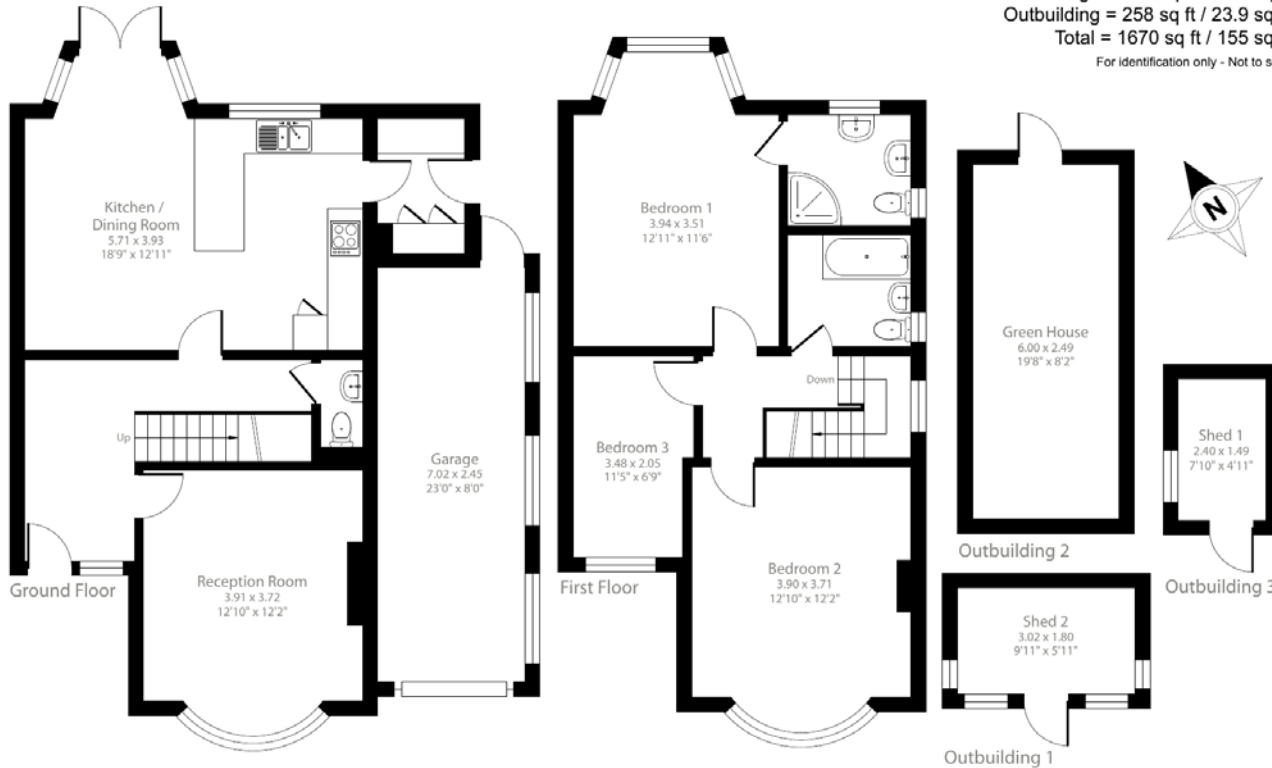
Approximate Area = 1223 sq ft / 113.6 sq m

Garage = 189 sq ft / 17.5 sq m

Outbuilding = 258 sq ft / 23.9 sq m

Total = 1670 sq ft / 155 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Carter Jonas. REF: 1293773



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