



4 HAWKERS YARD
Bath

Carter Jonas

4 HAWKERS YARD, BATHEASTON, BATH, SOMERSET, BA1 7BY

- Bath city centre 3 miles
- London (Paddington) from 76 minutes
- M4 (J18) 9 miles

Reception hall • Living room • Family room • Study •
Kitchen/Dining room • Utility room

Main bedroom with en suite bath/shower room • Guest
bedroom with en suite shower room • Three further
bedrooms • Family bathroom

Large rear garden • Decked terrace • Integral garaging •
Off street parking for two cars

DESCRIPTION

Built by Charlcombe Homes in 2020, Despard House (4) sits towards the end of a small development of 8 bespoke houses, with rural views and light and spacious accommodation across two floors. A welcoming reception hall opens into the large living room with a fireplace at the centre end boasting a fitted Charnwood C-series woodburning stove lit by smart LED lights in the hearth roof. The hall leads past the cosy family room, presently used as a cinema room with inbuilt surround sound home theatre speakers. Opposite is a study, and as with all of these three reception rooms, they have independently controlled under floor heating, Mandarin Stone tiled floors and ethernet connections.

A small number of steps lead down to the superb, open plan kitchen/dining room with a central island unit and fitted storage cabinets to one side of the room, leaving a large dining area at the far side. This creates an excellent entertaining area, especially given glazed double doors open on to the raised deck terrace overlooking and accessing the garden.

**A WELL PRESENTED FIVE BEDROOM DETACHED MODERN FAMILY HOUSE
IN A QUIET CUL DE SAC IN AN EXCELLENT LOCATION ON THE EDGE OF THE
CITY OF BATH WITH A LARGE GARDEN, PARKING AND GARAGING.**





Similar to all the rooms on this level, it has underfloor heating and a stylish feel with large ceramic tiled floor, fitted Bosch appliances, and Bluetooth ceiling speakers.

A useful utility room, again off the hall, has additional storage cupboards, a further utility cupboard having a 24 port Ethernet switch and ethernet connections to control the house alarm system and the underfloor heating. The utility runs through to the integral garage at the side of the house with light and power and eave storage above. It opens onto the drive at the side of the house with additional parking for two cars.

The first floor provides five good bedrooms all having engineered oak flooring. The principal bedroom boasts bespoke fitted wardrobes and drawers and its en suite benefits from a feature jacuzzi bath with a separate shower cubicle. The family bathroom similarly has a jacuzzi bath and shower, with this floor enjoying elevated views to the rear across a rural landscape.

The garden is a generous size surrounded by hornbeam and laurel hedgerow leading down to a small brook at the far end of the garden.



SITUATION

The delightful village of Northend, an extension of Batheaston, is conveniently situated approximately three miles to the East of the City of Bath, a UNESCO World Heritage site. It has an excellent primary school and offers a selection of day to day amenities to include shops, a Post office, doctors' surgery and dentist.

The property lies at the foot of Solsbury Hill and on the edge of the village with views over the beautiful St Catherine's Valley. It is within the Green Belt and Cotswold Area of Outstanding Natural Beauty, providing long term protection for the nearby countryside from further development.

There is excellent walking and sporting opportunities on your doorstep and Bath and the nearby Bristol provide excellent leisure, shopping and cultural offerings.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band G

EPC: Band B

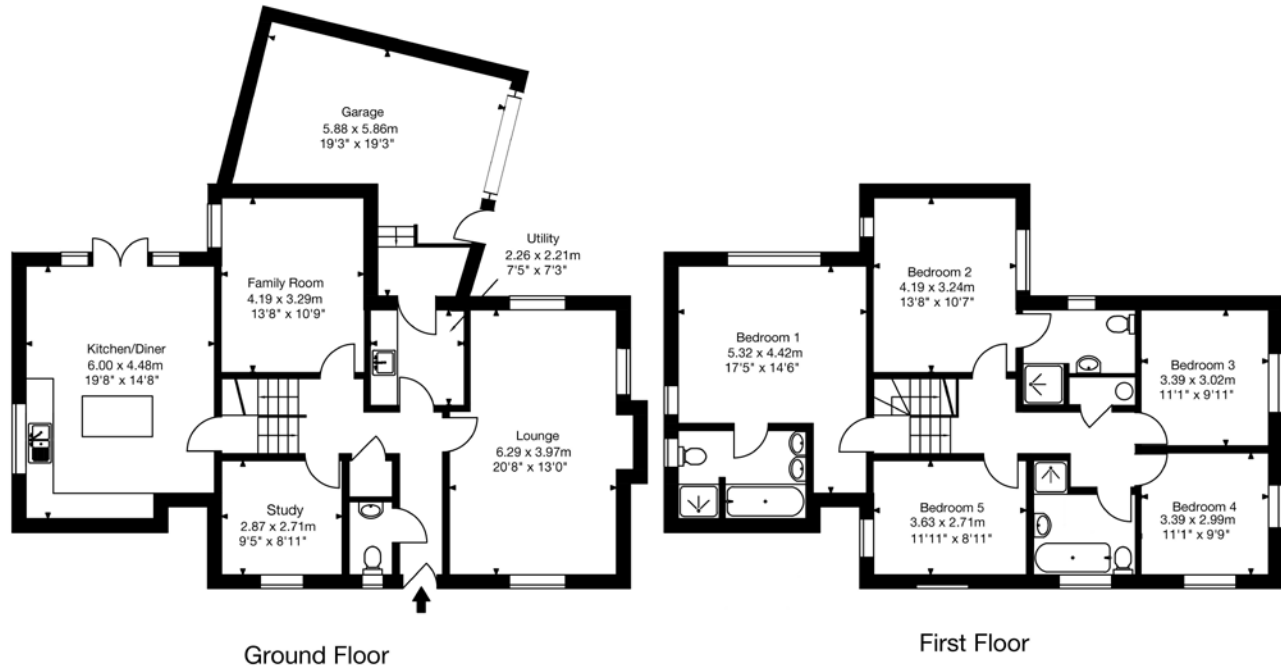
Viewings: Strictly by appointment with Carter Jonas.

Directions: From the City Centre follow signs to the A4. Continue along the London Road to the roundabout junction with the A46 Bypass. Continue straight over and into the village of Batheaston. Take a left turn signposted to Northend and continue through the village. Hawker's Yard will be found at the far end of the village on the right-hand side just before the open countryside of St Catherine's Valley.





Approx. Gross Internal Area
2045 Sq Ft - 190 Sq M
(Excluding Garage)



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