





## RODMEAD, BANNERDOWN ROAD, BATHEASTON, BATH, SOMERSET, BA1 7NE

Entrance hall • Sitting room • Dining room • Kitchen • Utility room • WC • Boiler room • Rear entrance internal porch • Five bedrooms • Family bathroom

Garage • Driveway parking • Undercroft storage • Swimming pool • Surrounding gardens • Solar panels  
EPC rating D

### DESCRIPTION

Rodmead is a unique red brick built Victorian property sitting well within its own large plot with outstanding views towards Bath. The property benefits from driveway parking for several cars and a generous size garage. Solar panels on the roof significantly contribute to the reduction of your energy outgoings.

The house is laid out in a symmetrical regency style configuration with a central staircase. The main reception rooms lay to the front, the main sitting room having a dual aspect and open grate fire and the dining room adjacent has a pretty period fireplace as a focal point. The kitchen sits to the rear and has plenty of room for a good sized dining table. There is a utility room and WC and lots of storage space here and access to the rear garden. The owners have insulated the floors to the ground floor and there is double glazing throughout, further raising its eco-credentials. Upstairs are five bedrooms and family bathroom, the principle bedroom has a ensuite shower. The fifth bedroom could be opened up to give you a bigger fourth bedroom or used as a dressing room or extra bathroom subject to your needs. There is a pretty landing window seat looking out to those views and is a pleasant light filled space to relax and read.

**A PRETTY, DOUBLE FRONTED AND DETACHED FAMILY HOME IN AN ELEVATED POSITION WITH FAR REACHING VIEWS AND ECO-CREDENTIALS AS WELL AS A HEATED SWIMMING POOL. SITUATED ON THE SLOPES OF BANNERDOWN CLOSE TO BATHEASTON VILLAGE, A SHORT DISTANCE FROM THE HISTORIC CITY OF BATH.**





To the outside are terraced gardens that rise up to the rear with a heated pool at the top with cover. There is a sunny level lawned garden of a good size to the side of the house with plenty of space to sit. To the front is driveway parking for several cars and a large garage.

### LOCATION

The property sits in a quiet and elevated position within Bannerdown, just above Batheaston. Batheaston is a residential village with a thriving community, on the eastern outskirts of the city of Bath. The village benefits from a doctor's surgery, dentist, pharmacy, convenience store, several pubs, a renowned fish & chip shop and The Chris Rich Farm Shop is also not far away. There is a regular and reliable bus service into the city centre where there are a wealth of shops, restaurants, bars and activities for all the family. High speed rail links are available from Bath Spa and Chippenham stations and the property is well placed for commuting. The property is in the catchment area for good local pre and primary schools in Batheaston and Bathford, all of which are within walking distance. There is an excellent selection of highly regarded schools in Bath and the surrounding areas. Walks through open countryside and along the River Avon are close at hand, there is a regular bus service nearby into the city centre (approx. 3 miles), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

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

**Council Tax:** Band F

**Directions:** Proceed up Bannerdown Road from Batheaston. The property can then be found on the left hand side shortly after turning on to Bannerdown Road.



Rodmead, Bannerdown Road, Batheaston, Bath BA1 7NE

Gross Internal Area (Approx.)

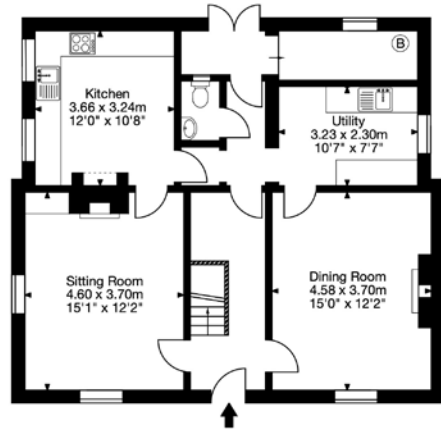
Main House = 153 sq m / 1,646 sq ft

Garage = 19 sq m / 204 sq ft

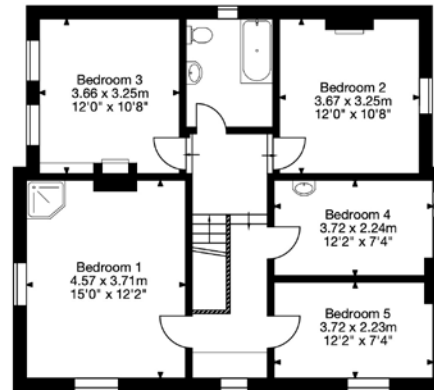
Outbuilding = 14 sq m / 150 sq ft

Total Area = 186 sq m / 2,000 sq ft

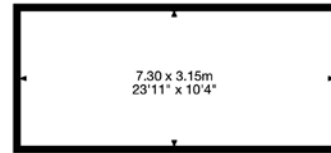
Swimming Pool = 22 sq m / 236 sq ft



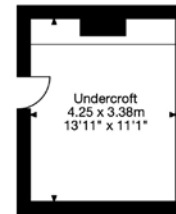
Ground Floor



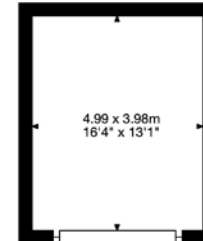
First Floor



Swimming Pool



Outbuilding



Garage



Capture Property Marketing 2023. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

Capture.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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