



**9 BARNFIELD WAY**  
Bath

**Carter Jonas**

## 9 BARNFIELD WAY, BATHEASTON, BATH, SOMERSET, BA1 7PW

**A DETACHED SINGLE-STORY HOUSE IN GOOD SIZE GARDENS IN THIS VERY SOUGHT AFTER CUL-DE-SAC LOCATION NORTH/EASTERN OF THE CITY ENJOYING A PLEASING OPEN OUTLOOK WITH GREAT POTENTIAL TO FURTHER EXTEND OR REMODEL THE ACCOMMODATION SUBJECT TO NECESSARY PERMISSIONS**

Three bedrooms • Family bathroom • Sitting room • Dining room • Kitchen • Study • Extensive roof space • Garage and driveway parking • Gas fired central heating • Double glazing • EPC rating C

### DESCRIPTION

A single-story home situated in a good position in a family-oriented area. The house is laid out across one level with generous living room, dining room, kitchen, bathroom with separate shower, and office/study for working from home. There are two double bedrooms and a smaller single bedroom. At the rear, is a generous garden mainly laid to lawn with a mature beech hedge on all sides making this a very private space. The kitchen-breakfast room has a back door leading across to a large single-story garage which could be converted to join the house subject to the usual planning permissions.

Externally to the front the garden has attractive borders and is mainly laid to lawn, with a sloping driveway up to the garage door.

In addition to the garage there is also unrestricted parking on the roadside should you have many guests.

### 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 available

**Council Tax:** Band F

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

**Directions:** Proceed up Bannerdown Road from Batheaston and just after the roundabout turn right into Barnfield Way. Take the next left turn, and the property can be found half way down on the left hand side.



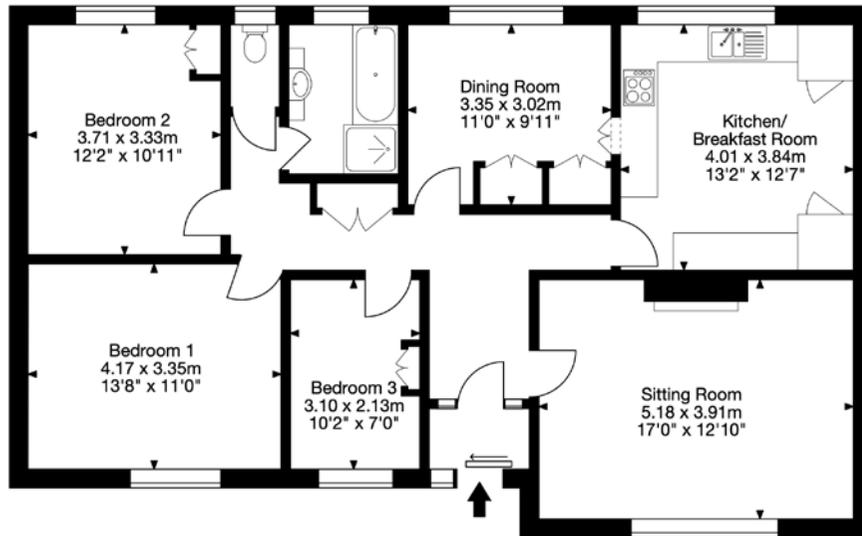
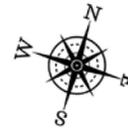
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Gross Internal Area (Approx.)

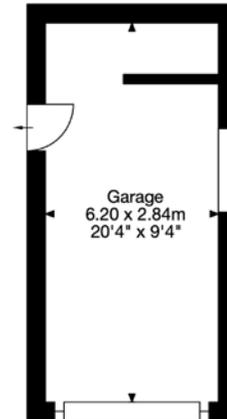
Main House = 102 sq m / 1,107 sq ft

Garage = 17 sq m / 189 sq ft

Total Area = 119 sq m / 1,296 sq ft



Ground Floor



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](http://carterjonas.co.uk)

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