



**4 ST. STEPHENS CLOSE**  
Bath

Carter Jonas



## 4 ST. STEPHENS CLOSE, BATH, SOMERSET, BA1 5PP

- Bath City Centre 1 mile
- M4(J18) 10 miles
- London Paddington from Bath Spa Station from 82 minutes

Reception hall • Living room • Study • Kitchen/Dining/ Family room • Utility room • Main bedroom with en suite bathroom with shower cubicle • Three further bedrooms • Two shower rooms.

Off street parking • Garage • Large landscaped gardens

### DESCRIPTION

A well-presented modern detached four bedroom property with versatile accommodation set at the end of a cul de sac, allowing for a quiet and peaceful setting in close proximity to the city centre and some of the best schools in the city.

The property has been extended to the rear, opening the kitchen into a high, vaulted ceiling dining/family room. Bifold doors open the entire end of the building onto the paved landscaped gardens. A utility to the side of the kitchen area also opens into the garden, whilst the welcoming reception hall in the middle of the house leads to all the ground floor rooms, including the large living room with an open fireplace and lovely view across to St Stephens Church.

Presently, the far side of the house has two double bedrooms, a shower room and separate WC on the ground floor. A staircase leads up to two large double bedrooms, one having an en suite bathroom and a further shower room serves the other.

**A MODERN FOUR-BEDROOM DETACHED PROPERTY WITH A LARGE LANDSCAPED GARDEN WITH LOVELY FAR REACHING VIEWS AND AMPLE PARKING AREA PLUS A GARAGE.**











At the rear of the house, a paved patio is surrounded by raised herbaceous borders with steps up to a level lawn with lovely views and leading to a large area of the garden to the side of the house, giving further potential for a home office, or further garaging. A large parking area at the front of the house allows for about 4 cars and there is a single detached garage to the far side of the house.

### SITUATION

St. Stephens Close is a cul de sac off Richmond Road, a highly sought after location on the northern slopes of the City of Bath. It sits opposite Northfield Green, just to the rear of St Stephen's Church. Richmond itself has its own little pub, and pasta school and is such a picturesque spot. Bath is one of only three UK World Heritage Cities and enjoys international acclaim for its fine classical architecture and Roman heritage. There are excellent schools within walking distance to include St Stephen's Primary School, Kingswood School and The Royal High School. Bath also has excellent sporting events with Lansdown Racecourse only a few minutes' drive to the north and premier division rugby at The Recreation Ground in the city. Lansdown is well situated for commuting. The M4 (J18) is 10 miles north, with both the M5 (for the Midlands and South) and the M32 easily accessed for Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 90 minutes away. Bristol International Airport, offering domestic and international routes, is about 30 miles to the west.



### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not listed

**Council Tax:** Band F

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

**Services:** All mains services are connected

**EPC:** Band C

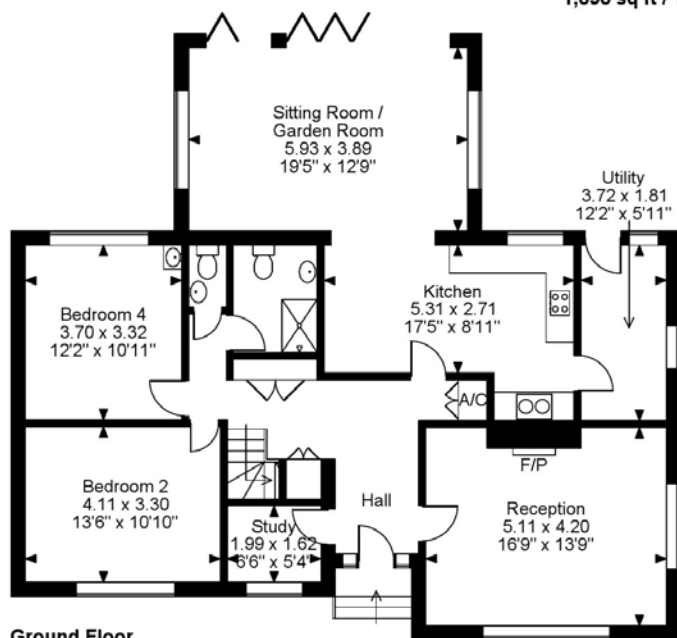
**Directions:** Proceed North up Lansdown Road and at St Stephens Church fork right up Richmond Road and the cul de sac is the second turning on the right.



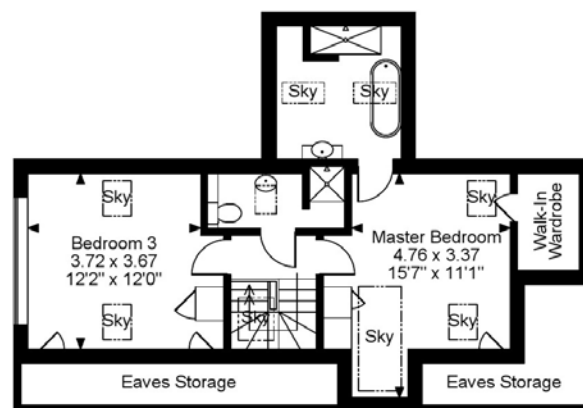




**St. Stephens Close, Bath**  
Approximate Gross Internal Area  
1,898 sq ft / 177 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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