



SION ROAD
Bath

Carter Jonas

26 SION ROAD, BATH, SOMERSET, BA1 5SG

Entrance hall • Sitting room • Dining room • Kitchen
• Office • Three ground floor bedrooms • Bathroom •
Office • WC • Three bedrooms to first floor • En suite to
principal bedroom •

Covered terrace • South facing gardens to surround •
Carport and integrated store • Undercroft
EPC rating D

DESCRIPTION

A rare to the market early 20th Century family home in an enviable sized plot on one of Bath's most sought after roads. Sitting at the end of Hermitage Road but addressed as Sion Road, this lovely home has plenty of features with stunning views, a gorgeous garden, driveway parking and carport.

The property has an open, light-bright feel and layout with an instantly welcoming entrance hall with Georgian style features. The door frames, panelling and skirting boards are all Georgian, "borrowed" many years ago when the house was built. The spacious sitting room has an attractive period fireplace as well as a bay window looking on to the garden. There is plenty of storage, including floor to ceiling bookshelves which covers one side of the room. A glazed door with beautiful, glazed top-light and surround leads out to the covered terrace with a mature vine and wisteria winding their way over the canopy and the back of the house. This is a lovely sunny spot looking out to the south facing garden. There is a study/office which has access to the undercroft. The undercroft is an ideal space for storage and has access to the side of the house.

There are three large double bedrooms on the ground floor, a family bathroom, as well as a downstairs cloakroom/ WC.

AN ENCHANTING, DETACHED, SIX BEDROOM FAMILY HOME, LOCATED IN ONE OF BATH'S MOST SOUGHT AFTER RESIDENTIAL AREAS ON THE NORTH SIDE OF THE CITY







There are two staircases that bookend the house; one giving access straight into the sixth bedroom, the other giving access to the main landing which leads to bedrooms four and five. The fifth bedroom is perfect as the principal, with spectacular views and its own en suite bathroom.

The gardens are beautifully planted and sunny being south facing. There is a separate breakfast patio just off the kitchen behind the house. There is a large carport and store to the front of the house giving you flexibility with parking vehicles.

SITUATION

Sion Road is one of Bath's most sought after residential locations on the north side of the city. The Approach Golf Course is only a few steps (0.2 miles) away with Royal Victoria Park just below, 0.6 miles away. Further recreational pursuits nearby include Lansdown Tennis Club, Lansdown Golf Course and Bath Race Course. Local shops are situated in St James's Square whilst the hustle and bustle of cosmopolitan Bath is within walking distance away with some of the finest restaurants and shopping to be found outside of London. J18 of the M4 is approximately 10 miles north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Planning: The property is not subject to a listing.

Parking: Driveway and carport.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band G

EPC: Band D

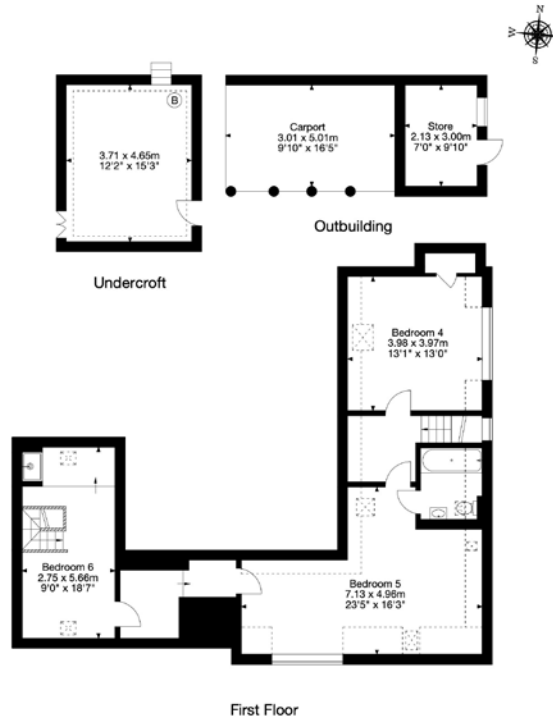
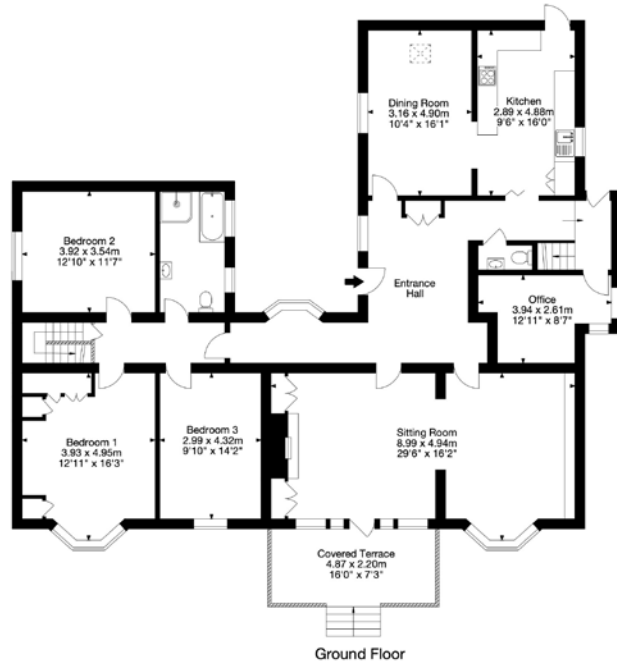
Fixtures & Fittings: Bookshelves available by separate negotiation.

Viewing: Strictly by appointment with Carter Jonas.





26 Sion Road, Bath, Somerset BA1 5SG
 Gross Internal Area (Approx.)
 Main House = 256 sq m / 2,755 sq ft
 Undercroft = 17 sq m / 182 sq ft
 Outbuilding (Incl. Carport) = 22 sq m / 236 sq ft
 Total Area = 295 sq m / 3,173 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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