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## DAISYBANK, CHARLCOMBE, BATH, SOMERSET, BA1 8DS

- Bath city centre 1.5 miles
- London Paddington from 82 minutes from Bath Spa Station
- M4 (J18) 10 miles
- Larkhall village 1 mile

Entrance porch • Family/dining room • Sitting room • Kitchen • Master bedroom with en suite shower room • Two further bedrooms • Family bathroom  
Large gardens • In all about 0.75 of an acre

### DESCRIPTION

Daisybank is a three-bedroom detached, single-story home on an approximate quarter of an acre plot, in this enviable position with lovely tree lined views. Access from the quiet wooded lane has steps up to the front garden with mature trees and a pathway leading to the large, decked terrace at the front of the house, from where the views are stunning.

Wall to wall glazed sliding doors flood the open plan living accommodation with light, also allowing the main rooms the benefit of the views. A large family/dining area leads up to the kitchen, with fitted storage cabinets and a glazed roof, again adding to the light of the living space. At the far end of the house is a large living room with a wood burning stove and all the living space has wood flooring. The bedrooms are at the back of the house, overlooking the rear garden, the main bedroom having an en suite shower room and there is a further family bathroom.

The rear garden has been well landscaped and terraced enabling you to enjoy the extensive views over the Charlcombe Valley, which according to Jane Austen is a 'sweetly situated, little green valley'. There is a large patio and a gate that leads out onto the footpath, part of the Cotswold way, which leads to the Hare and Hounds Inn and Lansdown Park.

## A CONTEMPORARY DETACHED HOUSE IN A LARGE, ELEVATED SETTING WITH STUNNING VIEWS AND BACKING ONTO OPEN FIELDS IN THIS REMARKABLE POSITION











Planning permission has previously been given for a very attractive larger contemporary new building. This would have taken full advantage of this property's excellent position and far-reaching views.

### SITUATION

The property is in an excellent location off a wooded, quiet lane giving a rural feel, whilst being only a short distance from Bath city centre and a short walk through field to the centre of Larkhall with its local shops to include a delicatessen, acclaimed butchers, pubs, CO-OP shop, restaurants and cafes. It is also well placed for some of the best schools in Bath to include Kingswood School, St. Stephens Primary School, and The Royal High School, all being in walking distance.

Well situated for access to the M4, additional nearby amenities include Lansdown Golf Club, Bath racecourse, and The Lansdown Club which provides tennis, squash, and croquet facilities for all ages and abilities. St Stephen's church, St Stephen's Millennium Green, and allotments are also nearby and provide the focus for many community events. Bath city centre is just over a mile from the property and there are frequent bus services to the city including the Lansdown Park and Ride bus.



Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of educational, cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 82 mins) and Bristol Temple Meads (journey time from 15 mins).

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Oil fired central heating. Private drainage.

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

**Council Tax:** Band D

**EPC:** Band E

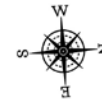
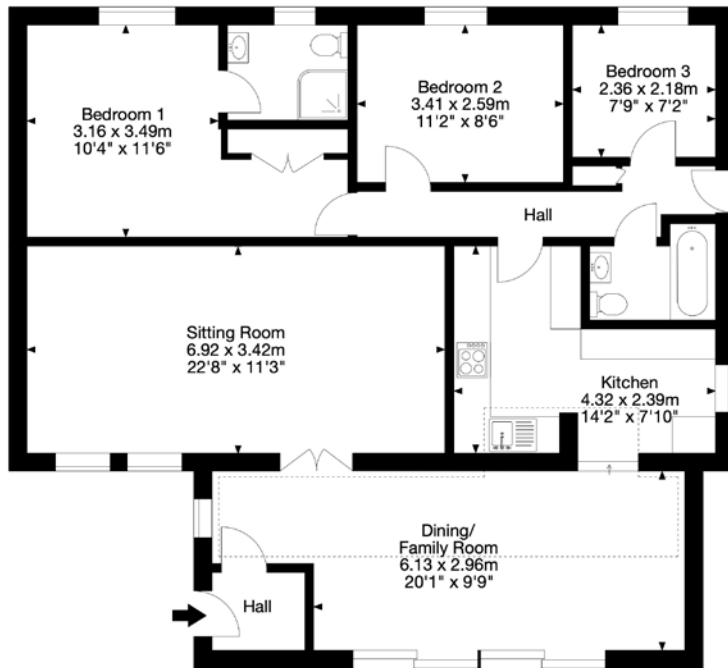
**Viewing:** Strictly by appointment with Carter Jonas.







Daisybank, Charlcombe Lane, Charlcombe, Bath BA1 8DS  
 Gross Internal Area (Approx.)  
 Main House = 104 sq m / 1,123 sq ft



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