



2 BARNFIELD WAY

Batheaston, Bath, Somerset, BA1 7PW

Carter Jonas

2 BARNFIELD WAY, BATHEASTON, BATH, SOMERSET, BA1 7PW

A SUBSTANTIAL, DETACHED FAMILY HOME SET OVER THREE FLOORS WITH EXCELLENT EXTENDED ACCOMMODATION AND VERSATILE GARDENS SURROUNDING. THE PROPERTY IS SITUATED ON A POPULAR ROAD IN THE SOUGHT-AFTER AREA OF BANNERDOWN IN BATHEASTON CLOSE TO THE CITY OF BATH.

DESCRIPTION

An excellent family home situated in a good position in a family oriented area. The house is laid out practically with two separate reception rooms allowing flexible use as either TV rooms or an extra office/study for working from home. All the rear garden facing rooms open out onto the decking and garden. There is a downstairs cloakroom, utility and spacious hall connecting. The kitchen-breakfast room extends from the back of the house and is an excellent generous, light filled, open space. There is ample room here for a large dining table and chairs as well as breakfast bar and dual aspect to the gardens that surround. Sliding bifold doors open to both sides from the kitchen to the gardens. Upstairs are five bedrooms, with ensuite to the principal bedroom and a family bathroom. Externally there are three garden spaces, the rear being south facing, all enclosed by either fence or high hedge. These are perfect for either relaxing with a drink in hand in one or equally the front especially offers a large lawn to kick a ball about and play. There is a garage and driveway for several cars as well as unrestricted parking on the roadside should you have many guests arrive.

SITUATION

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

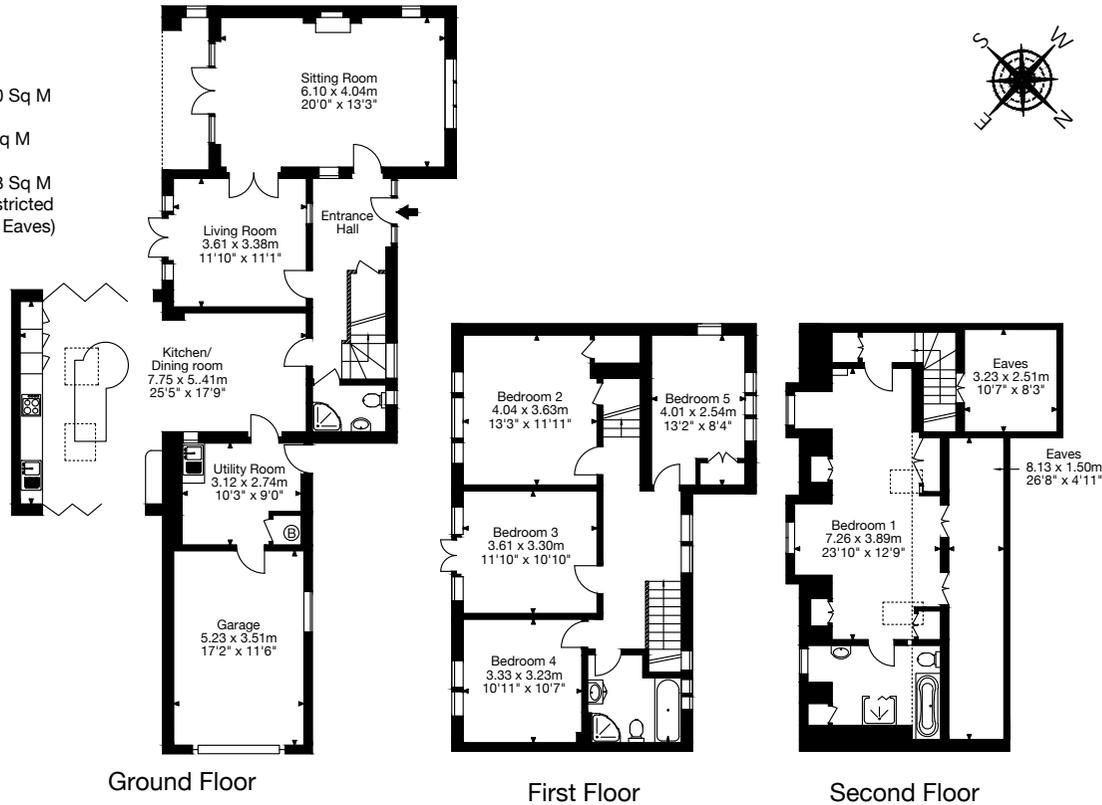
Services: All mains services are available

Viewing: Strictly by appointment with Carter Jonas.

Directions: Proceed up Bannerdown Road from Batheaston and just after the roundabout turn right into Barnfield Way. The property can be found almost immediately on the right hand side.



2 Barnfield Way,
 Bathaston,
 Bath BA1 7PW
 Main House
 2260 Sq Ft - 210 Sq M
 Garage
 199 Sq Ft - 18 Sq M
 Total Area
 2459 Sq Ft - 228 Sq M
 (incl. Areas of Restricted
 Height, excluding Eaves)



Capture Property Marketing 2022. 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 St. Bath BA1 2JQ

carterjonas.co.uk

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