



26 OLDFIELD ROAD
Bath

Carter Jonas

26 OLDFIELD ROAD, BATH, SOMERSET, BA2 3NF

Entrance lobby • Entrance hall • Sitting room • Kitchen • Family area • Dining room • W.C • Larder • Four bedrooms • Family bathroom • En suite to second floor bedroom four • Cellar •

Garden office • Front and rear gardens

DESCRIPTION

This wonderful end terrace Edwardian family home is a delight with accommodation set over four floors to include four bedrooms, an open plan kitchen and entertaining space, cellaring and a garden office. The property was built around the turn of the 20th century and retains many of the features of the time, with bay windows, ornate fireplaces, coving and sash windows but with modern twists such as underfloor heating throughout the downstairs rooms.

The main social hub of the house is the fantastic open plan kitchen which spans over 35 feet of the ground floor to include a lounging family area with wood burning stove. A breakfast bar and dining area sit within the skylit extension out to the rear. The dining area has bifold glazed doors opening full width to the patio terrace and rear garden. A cloakroom and larder sit adjacent to this excellent space. There is a cosy sitting room to the front of the house with a working fireplace. The cellar underneath the house enables lots of storage and wine cellaring.

The first-floor houses three double bedrooms and a family bathroom. The principal bedroom sits to the front of the house and looks out through a bay window. The second floor is home to another double bedroom with a full-width to the eaves en suite bath and shower room.

The front and rear gardens are beautifully planted with a succession of flowering plants throughout the year.

AN OUTSTANDING END TERRACE FAMILY HOME WITHIN THE HIGHLY SOUGHT-AFTER BORDERS OF BEAR FLAT. THE PROPERTY HAS EXCELLENT, FLEXIBLE ACCOMMODATION SET OVER FOUR FLOORS, AND GLORIOUS, LANDSCAPED GARDENS AS WELL AS A DETACHED HOME OFFICE.







The back garden has a vegetable plot at the end and includes specimen trees, Heptacodium Miconoides (the Seven Son Flower), Prunus serrula with incredible copper bark and Cornus kousa. An eco-friendly garden office was built in 2022 by Little Green Rooms Bristol with a sedum living roof, power, heating and wi-fi. Built from sustainable Siberian larch the office is positioned at the end of the terraced rear garden. The views from the patio terrace are glorious towards the racecourse and out to Wales in the far distance. You also get a view of the Royal Crescent from the top bedroom. The front garden is a wildlife haven with espalier apple, pear and quince trees.

SITUATION

Oldfield Road is a smart leafy road on the southern side of Bath affording some great views over the city and beyond. Within the popular area of Bear Flat with its cluster of local shops including a delicatessen, small supermarket, interior design shop and chemist. There is a family pub as well as a superb restaurant called 'Menu Gordon Jones'. Further amenities can be found in the nearby Moorland Road shopping area. Bath City Centre is just under a one mile walk down the hill and this fashionable city is famous for the many cultural and leisure facilities including some of the finest shops and restaurants to be found outside London. Oldfield Park is ideally placed and close to all on offer which also includes the Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year. Bath Spa railway station allows access to London Paddington and the M4 (Junction 18) is approximately 12 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band D

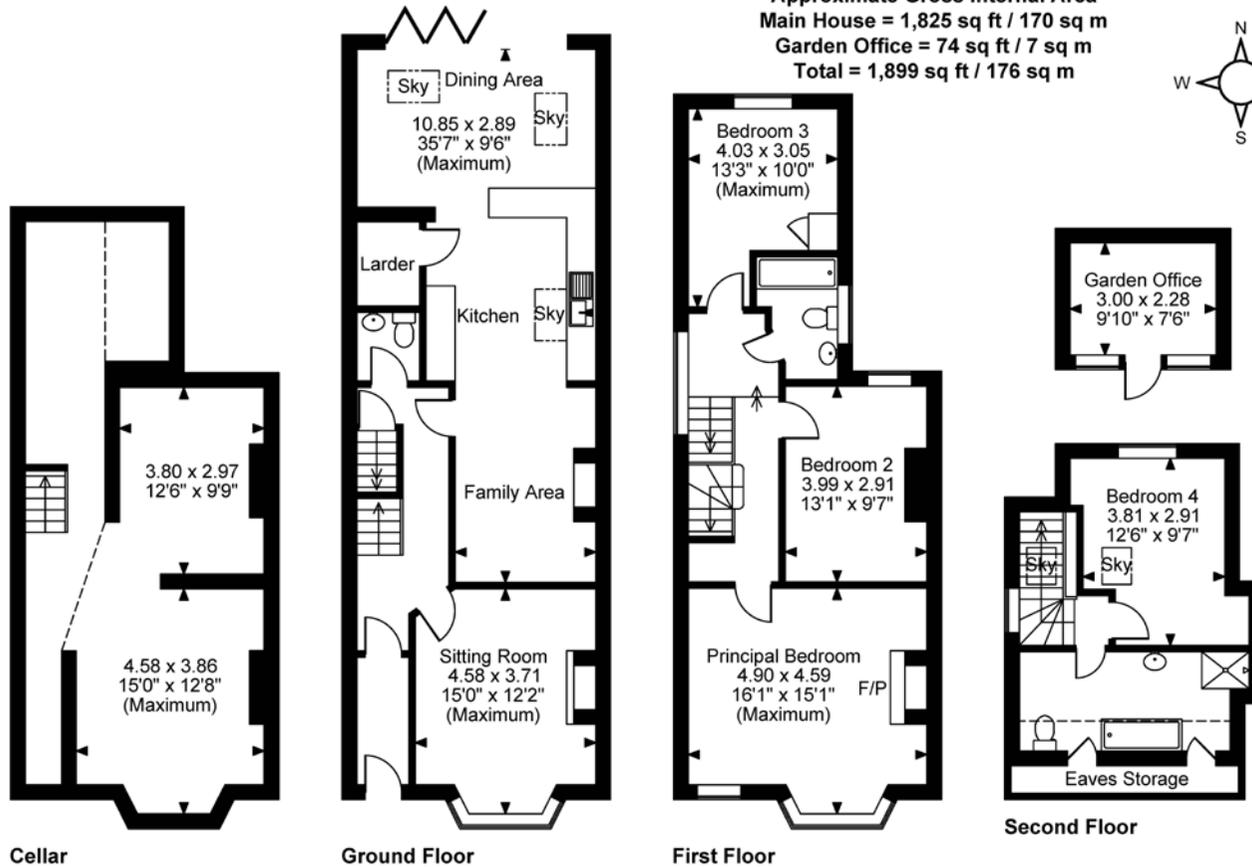
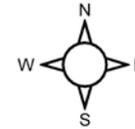
EPC: Band D

Viewings: Strictly by appointment through Carter Jonas





Oldfield Road, Bath
 Approximate Gross Internal Area
 Main House = 1,825 sq ft / 170 sq m
 Garden Office = 74 sq ft / 7 sq m
 Total = 1,899 sq ft / 176 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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