



Winkworth



Hensley House - Winkworth Estate Agents

AWARD
WINNING
PROPERTY



BUILDING EXCELLENCE
AWARDS 2014



Hensley House,
Lansdown Road,
Bath,
BA1 5TD

Entrance hall | kitchen dining | living room with balcony | primary bedroom with en-suite | guest suite with mezzanine | 3 further bedrooms | family bathroom | utility room | cloakroom | south easterly facing garden | terrace with ornamental fish pond | generous parking | double garage/ potential home office | c. 0.3 acre plot

Hensley House is an award-winning, five-bedroom, contemporary house, built in 2014 by the current owners to their own high specification. It has all the attributes which a family will struggle to find in Bath: parking (double garage and ample off-street parking), two-storey living, detached, a good sized garden and convenience to schools. The rooms are light and spacious, and the outlook is orientated to the south and east to make the most of the views and generous plot.

The accommodation has been thoughtfully arranged and comprises an entrance hallway, five double bedrooms, three bathrooms and a cloakroom, a large kitchen/dining room and a utility room. The spacious sitting room has a wood-burning stove, a balcony and panoramic views far beyond Solsbury Hill into rural Wiltshire, and south across Bath to Prior Park.

Outside there is a lovely south-easterly facing garden with mature trees and an ornamental fish pond, a sunny terrace and a paved pathway to the double garage and large parking area. The double garage has Velux windows, power and water, making it suitable for conversion to other uses (subject to any necessary planning consents).

This is an excellent family home of a kind rarely available. Its delightfully private plot is conveniently situated in the popular Lansdown area of Bath. Both Kingswood and Royal High secondary schools and two excellent primary schools are close by. There are good transport links with regular buses into the city centre and many pleasant country walks are within easy reach.



Kitchen Diner

A large, south-facing room looking over the garden and terrace.

Units by Schmidt. Corian worktops and glass splashback. Corian worktop on large central island with twin Corian sinks

Two Neff built-in electric ovens

Neff heated drawer

Two integrated side-by-side Liebherr fridge-freezers

Neff built-in microwave oven

Fisher and Paykel double drawer dishwasher

Five ring Neff induction hob with extractor over

Walk-in larder, vented to exterior

Under-unit LED lighting

Porcelanosa floor tiling with under-floor heating

Large Velfac floor to ceiling windows (with one fully sliding) and a Velfac door to terrace

Quality Luxaflex 'hit and miss' blinds

Sonos sound system

Dimmable LED ceiling spotlights



Living Room

A large first floor living room with high vaulted ceiling. This room benefits from a bespoke stone fireplace and floor to ceiling windows with spectacular far reaching views to the east and south.

- Three Velux roof windows with auto-close rain sensors , electric open/close handset
- Velfac floor to ceiling windows (with one fully sliding) and a Velfac door to balcony
- Oak flooring with underfloor heating
- Wall-mounted TV with sound bar
- Sonos sound system





Entrance Hall

The entrance hall is bright and spacious & the upper hallway corridor benefits from vaulted ceiling with three Velux windows.

Lit from above by large skylight

LED ceiling spot lights and mini LED stair lights

Porcelanosa floor tiling with under-floor heating

Staircase to first floor with oak handrails and glass balustrading

Large coats cupboard also housing the property's technology

Under stairs store cupboard

Ground Floor Cloakroom

Wc & basin



Primary Bedroom

A light and spacious room with abundance of natural light, full ceiling height to roof line, and plenty of built-in wardrobes and furniture.

South and east facing

High vaulted ceiling

Velfac windows with Luxaflex black-out blinds

Velux roof window to west with auto-close rain sensor, electric open/close handset and electric blind

Oak flooring with underfloor heating

Wall mounted television



En-Suite

- Large shower
- WC and bidet
- Double hand basins set in large storage unit
- Mirrored wall cupboard containing shaver point
- Heated wall mirrors
- Heated towel rail
- LED lighting
- Illuminated magnifying mirror
- Underfloor heating
- Porcelanosa floor and wall-tiling
- Electric Velux window





Bedroom 2

An amazing guest room with an en-suite and mezzanine. The room is flooded with natural light due to its many Velux and floor to ceiling windows.

South and east facing
Generous built-in wardrobes and furniture by Schmidt
Understairs cupboard with additional built-in chest of drawers
Oak flooring with underfloor heating
Internal staircase leading to a light-filled mezzanine study area with four Velux windows with auto-close rain sensors
Electric open/close handset and electric black-out blinds.
Large store room with Velux window and power points.

En-Suite

Large shower
WC and bidet
Hand basin set in large storage unit containing shaver point
Heated wall mirror
Heated towel rail
LED lighting
Underfloor heating
Porcelanosa floor and wall-tiling
Electric Velux window



Bedroom 3

South facing
High sloping ceiling
Velfac window and blind
Wall-mounted TV
Ample power and Cat 6 ports if wanted as an office
Oak flooring with underfloor heating

Bedroom 4

South and east facing
Velfac windows with blinds
Generous built-in wardrobes by Schmidt
Oak flooring with underfloor heating

Bedroom 5

South, north, west and east facing
Velfac windows with blinds
Oak flooring with underfloor heating
Ample power and Cat 6 ports if wanted as an office





Utility Room

Laundry chute connects the first floor bedroom landing with the ground floor utility room.

Velfac, high security, half-glazed door to garden

Wall and base storage units by Schmidt

A large Franke stainless steel sink set into Corian worktop

Corian seating bench with coat rack over

Underfloor heating

Control panel for under-floor heating of all individual thermostatic zones throughout house

Alarm key pad (one of four) for house and garage

Porcelanosa floor and wall-tiling

Extractor fan

Floor to ceiling sliding doors to large cupboard housing water softener, hot water cylinder, plumbed space for washing machine and condenser drier. Gas central heating boiler (powers underfloor heating throughout the house).

Pumped hot water system throughout the house (so no waiting for cold water to run off)

Family Bathroom

Window to west, with obscured glass

Bath with shower over and glass shower screen

WC

Hand basin set on vanity unit plus matching wall cupboard

Illuminated heated mirror

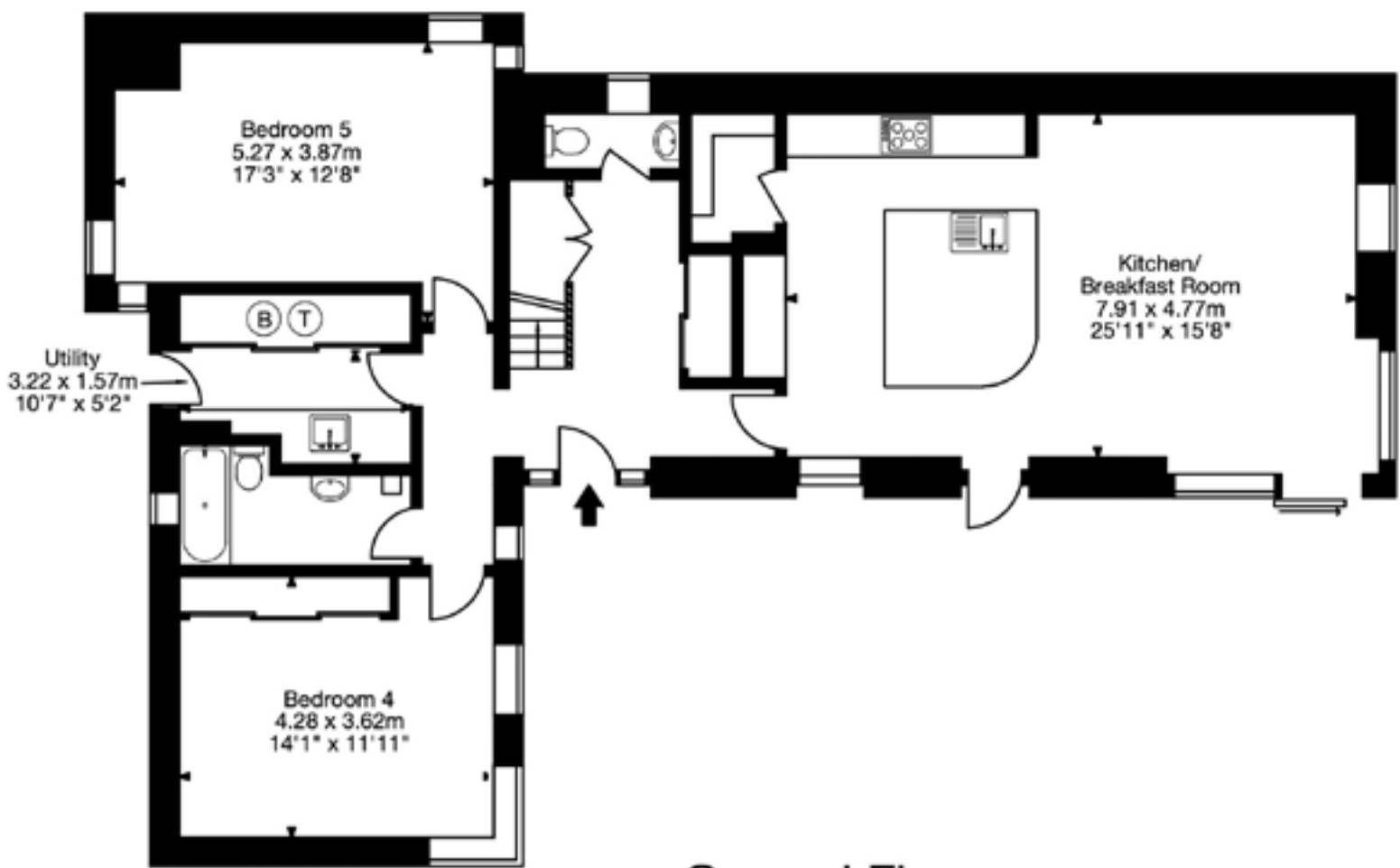
Heated towel rail

Underfloor heating

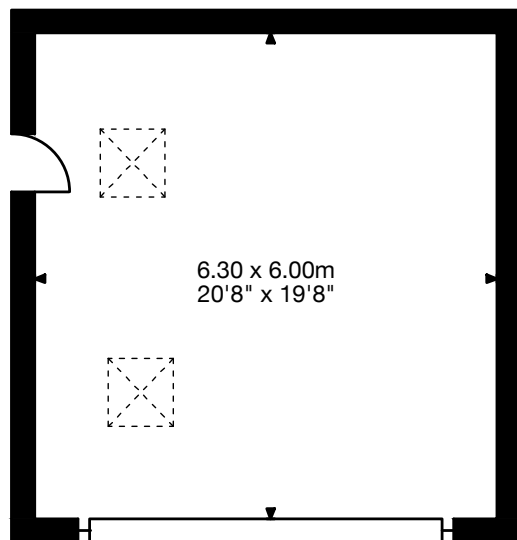
Porcelanosa floor and wall-tiling

Extractor fan

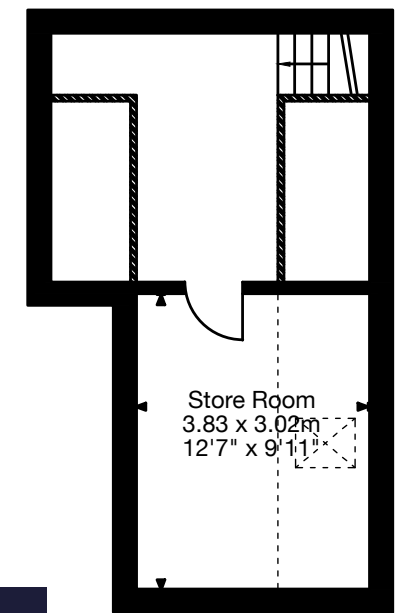
Hensley House, Lansdown Road, Bath, BA1 5TD
 Gross Internal Area (Approx.)
 Main House = 237 sq m / 2,551 sq ft
 Garage = 37 sq m / 398 sq ft
 Total Area = 274 sq m / 2,949 sq ft
 (Incl. areas of restricted height)



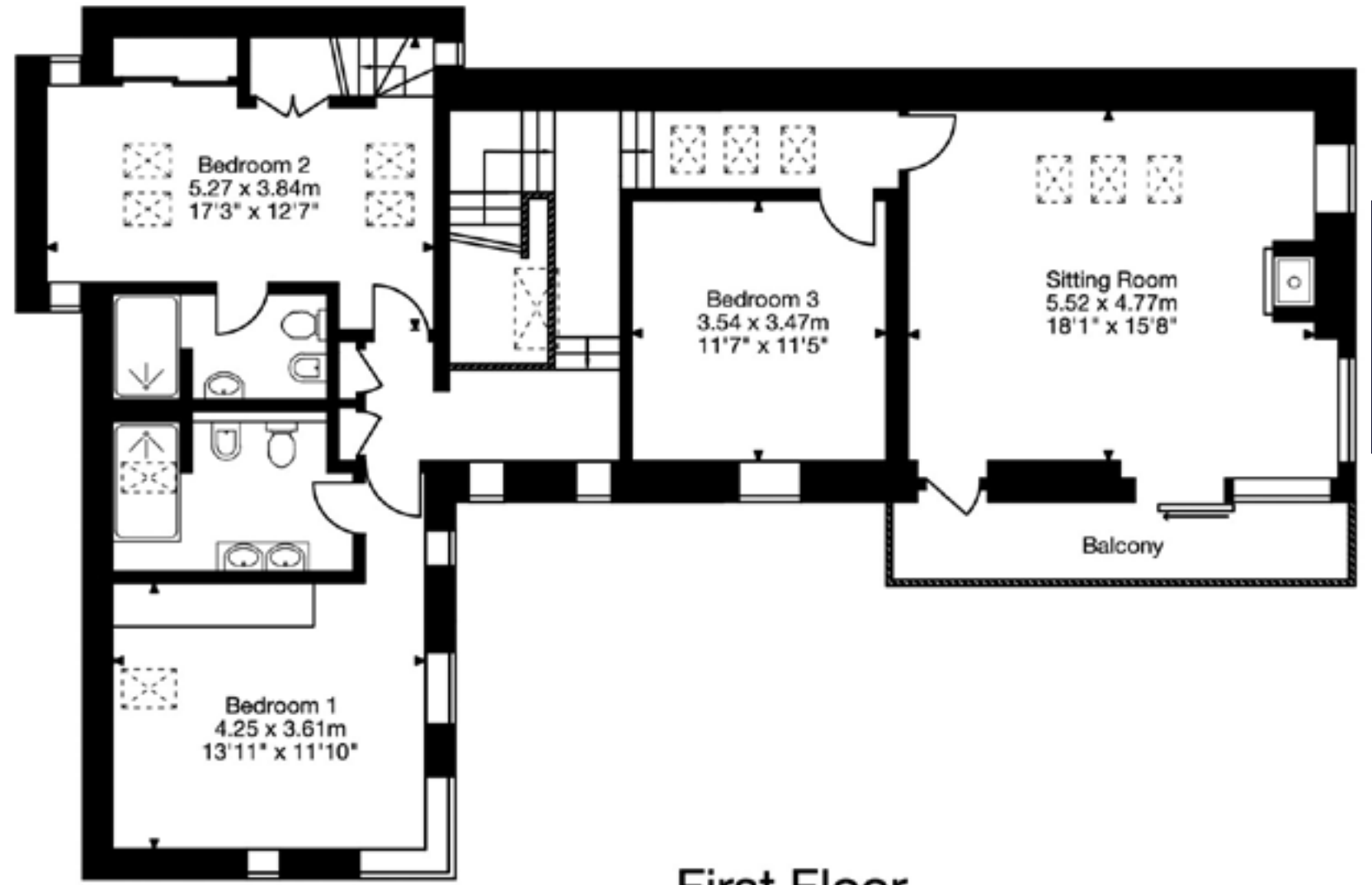
Ground Floor



Garage



Mezzanine



First Floor



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Garden

Situated on a plot approximately a third of an acre. The garden, which faces south and east, is mostly laid to lawn with mature trees and a large terrace.

Large double garage with insulated electric roller door and an oak side door.

Two Velux roof windows, ample power points and a water supply

Generous parking

Electric gates with automatic openers and gate answerphone

CCTV and alarm system covers the house and garage

Automatic path lighting with PIRs

Log store

Ornamental fish pond with UV pumped filter and fountain

Large south facing terrace

Greenhouse

Side gate to Lansdown Road with bin store



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TENURE
Freehold.

SERVICES
All main services are connected

LOCAL AUTHORITY
Bath & North East Somerset Council
Tel: 01225 477000 or www.bathnes.gov.uk

VIEWING
Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS
All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

COUNCIL TAX
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EPC RATING
C

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Winkworth