



UNDER KNOLL, BATH, SOMERSET, BA2
£535,000 FREEHOLD

Winkworth



UNDER KNOLL, BATH, SOMERSET, BA2

Detached | 4 bedrooms | 3 reception rooms | level west facing rear garden | double garage | 1,271sqft. EPC D | Broadband speed 900 Mbps

An impressive detached four bedroom family home, set in a quiet cul de sac in a sought after area of Peasedown St John.

Entrance hall, study, cloakroom, living room, dining room, kitchen, utility, four bedrooms, master ensuite, family bathroom. West facing rear gardens, double garage and off street parking for 2 cars.

Situated on a quiet cul de sac / no through road and built by McAlpines to a high specification, 17 Under Knoll is a modern detached family home offering an abundance of well-presented accommodation and set in one of Peasedown St John's finest roads.

This spacious family home is a level plot backing onto open fields with a double detached garage, parking for several cars and good sized gardens both to the front and rear.

The accommodation is arranged over two floors with the ground floor comprising an entrance hall, study, cloakroom, impressive living room with double wedding doors into the dining room. Smart kitchen with utility area.

On the first floor you have a lovely master bedroom with two built in double wardrobes and an ensuite shower room. There are three further bedrooms, all of good sizes and a family bathroom.

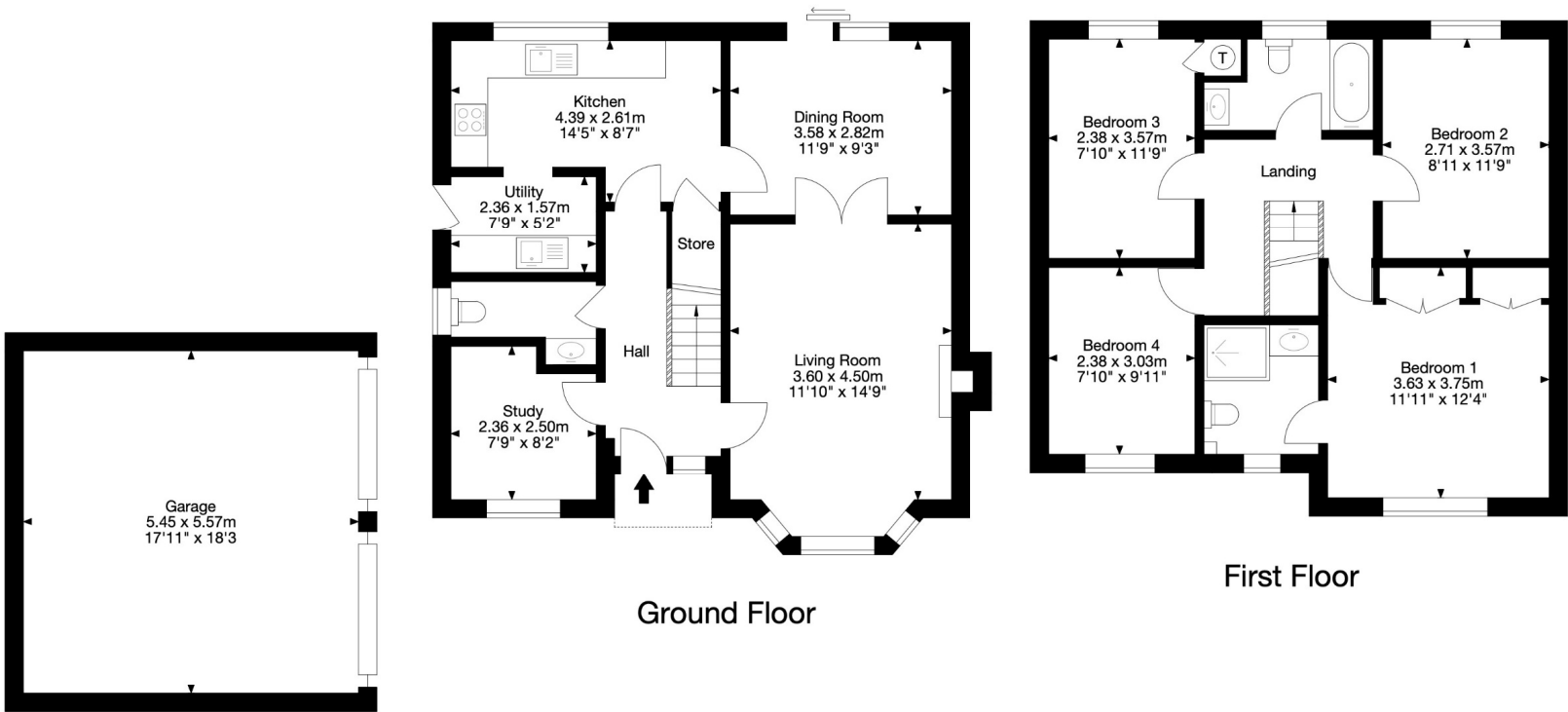
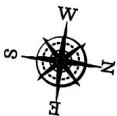
The loft is fully boarded, with a Velux window.

Tenure: Freehold
Local Authority BANES
Council Tax F
All Mains connected
Broadband speed 900 MBps
Viewing by appointment





17 Under Knoll, Peasedown St. John, Bath BA2 8TY
Gross Internal Area (Approx.)
Main House = 118 sq m / 1,270 sq ft
Garage = 30 sq m / 322 sq ft
Total Area = 148 sq m / 1,597 sq ft



Garage

First Floor

Capture Property Marketing 2025. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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