



CHARLCOMBE LANE, BATH, BA1
£750,000 FREEHOLD

Winkworth



CHARLCOMBE LANE, BATH, BA1

A 1930's style extended, semi-detached 4 bedroom family home with spectacular views, in the popular village of Larkhall in Bath.

Situated at the top of Charlcombe Lane, and with stunning views across Bath and towards Solsbury Hill, No.36 is approached via steps up to the front door and a private sunny front terrace. There is off-street parking with secure 'green roofed' large shed.

The accommodation is arranged over two storeys. The ground floor offers light and spacious accommodation comprising a separate sitting room/snug at the front and a large open kitchen with dining area and family room with log burner. There is a downstairs WC. The airy hallway has original tiles, with other original features throughout the property.

Upstairs are the 4 bedrooms and family bathroom. The principal bedroom has built in wardrobes and a large en suite shower room. Bedroom 2 is a big double, bedroom 3 a large single and bedroom 4 is currently used as a home office. The bedrooms enjoy lovely views.

The property boasts a fantastic garden with a private sunken patio at the rear for BBQs with thriving pond, separate patio with dining area, large level lawn bordered with shrubs, wild flowers and trees and raised sleeper bed, ideal for a vegetable patch. There is a separate barked play area with shed and secret steps to the tree house. There is side access via steps and gravel pathway. The views are stunning overlooking surrounding countryside, including Solsbury Hill.

Larkhall is a thriving community 5 minutes walk away, with the Rondo Theatre and Oriol Hall at its heart. The Oriol Hall offers a range of classes and workshops. Other amenities include Larkhall Butchers, Goodies Deli, a greengrocer, Larkhall Deli, flower shop, hardware shop, pharmacy and a Co-Op supermarket. The local primary schools include St Saviour's (Ofsted Good), St Stephen's (Ofsted Good) and Swainswick (Ofsted Outstanding). Secondary school options include Hayesfield, Beechen Cliff, Ralph Allen and St Mark's School.

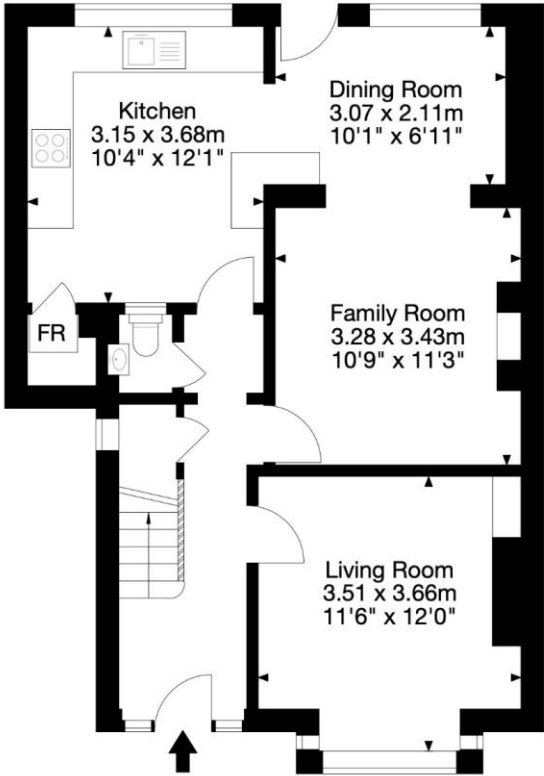
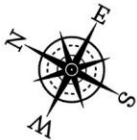
The ideal semi-rural location includes plenty of lovely walks and running routes in the open countryside with plenty of nearby greenspace, including Larkhall Playing fields and the superb Alice Park a short walk which has small cafe, play area and tennis courts. Bath city centre is approximately a 25 minute walk (less than 2 miles) with a regular bus service.

Tenure: Freehold
All mains connected
Council Tax: D (BANES Council)
Post code BA1 6NS
Broadband speed

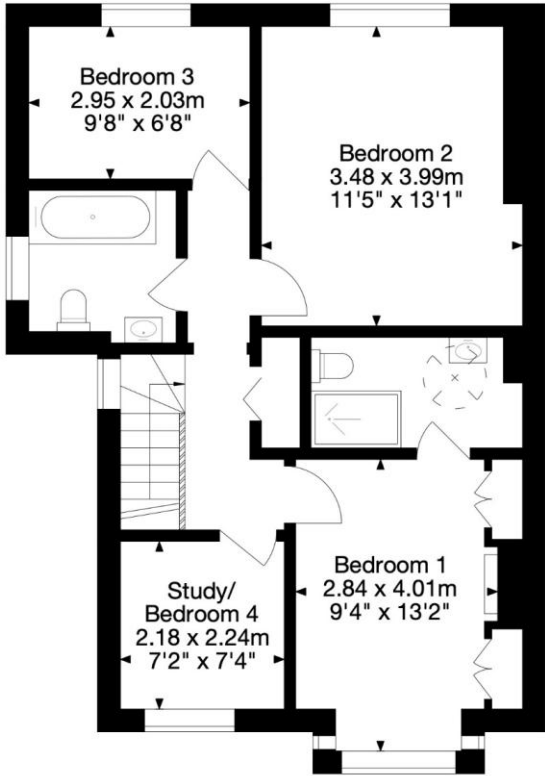




36 Charlcombe Lane, Bath BA1 6NS
Gross Internal Area (Approx.)
Total Area = 110 sq m / 1,187 sq ft



Ground Floor



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	82 B

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