

# MILLER WALK, BATHAMPTON, BATH



**Winkworth**





## MILLER WALK BATHAMPTON, BATH, BA2 6TJ

An extended modern four bedroom detached house in the Bathampton area of Bath with a double garage, parking and gardens.

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### The Main House

Kitchen/Dining Room | Utility Room | Living Room | Cloakroom | Dining Room | Study | Conservatory  
Master bedroom suite with en suite shower room and wardrobes | Family Bathroom | 3 further Double Bedrooms

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### Outside

Gardens | Double Garage | Driveway with ample parking

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### Distances

Bath Spa to London Paddington c.90 mins | Junction 18 M4 approx 10 miles

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### Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ  
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See things differently.



## DESCRIPTION

Miller Walk is a small development of nine executive style detached family homes built some 30 years ago in the heart of Bathampton village. The accommodation is sensibly arranged over two storeys. On entering the house there is a spacious entrance hall leading to most of the downstairs accommodation. There is a dining room with space for a large dining suite, a study, both to the front of the house, cloakroom, utility room and a kitchen/breakfast room and living room which both lead into the rear extension and overlook the rear garden. The kitchen has been extended at the rear into a breakfast room and joins a conservatory/extension at the rear of the property. The living room has a central fireplace and built in unit/TV cabinet in the corner.

Upstairs is a lovely light and high ceiling landing with a feature arched window. There are four double bedrooms and a family bathroom. The main bedroom overlooks the garden and has views of Solsbury Hill. It also has an en suite shower room and wardrobes. There is a well-insulated, good sized loft space with ladder access.

## OUTSIDE

There is an attractive approach to the entrance of the house with a paved pathway flanked by hedging and shrubs surrounded by lawn. Gates to either side lead to the rear garden which is a very private space mainly laid to lawn with assorted trees and shrubs to the borders, a summer house and a paved patio area. The detached double garage is stone-built with up-and-over doors, power and light. The driveway to the house provides parking for additional cars in front of the garage.



## LOCATION

Bathampton is a microcosm on the outskirts of the city of Bath with a vibrant community. Amenities include an Ofsted rated "outstanding" primary school, village hall, recreation ground, doctor's surgery and coffee shop. The area is within the catchment for highly regarded schools, such as Ralph Allen, King Edward's and Monkton Combe. Residents enjoy scenic walks along the Kennet & Avon Canal and two popular pubs, The George Inn and The Bathampton Mill. The village also has a regular bus service to Bath and rail links to Bristol and London.

## FIXTURES AND 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.

## TENURE

Freehold

## SERVICES

We are advised that mains water, gas, electricity, and drainage are connected to the property. Gas central heating (new boiler 2021). Virgin fibre optics connection.

## LOCAL AUTHORITY

Bath & Northeast Somerset

## COUNCIL TAX BAND

G

## EPC

C

## VIEWING

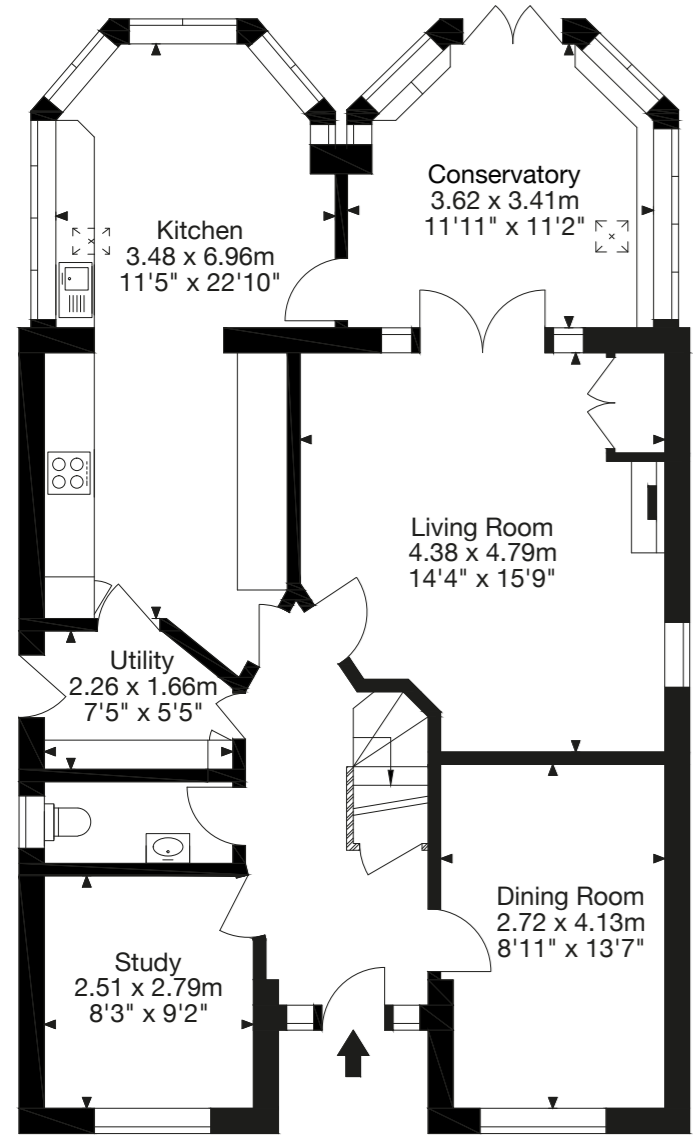
Strictly by appointment via sole agent Winkworth 01225 829000



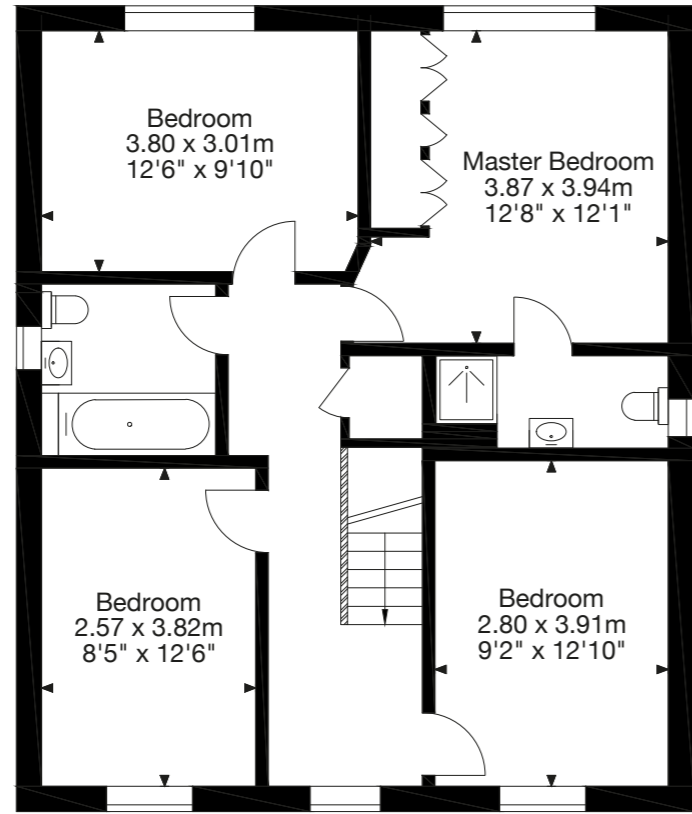


9 Miller Walk, Bathampton BA2 6TJ  
 Gross Internal Area (Approx.)  
 Main House = 158 sq m / 1,701 sq ft  
 Outbuilding = 26 sq m / 289 sq ft  
 Total Area = 184 sq m / 1,990 sq ft

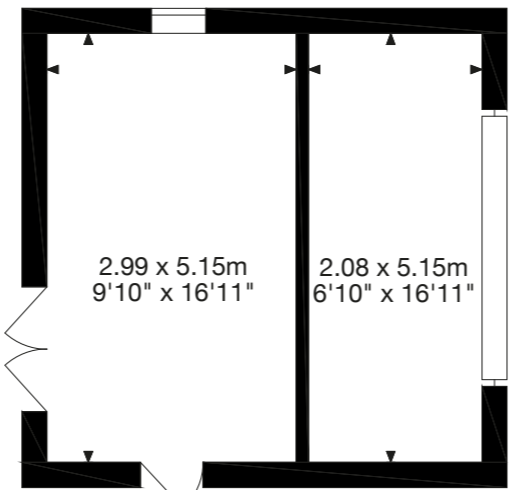
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Outbuilding







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