



Church Road, Peasedown St John, Bath, BA2 8AB

£750,000

- Far Reaching Views
- Contemporary Style
- Beautiful Family Home
- 3D Interactive Tour
- Annex
- Energy Rating - B
- Close Communing Distance To The City Of Bath
- Tenure - Freehold
- Council Tax Band - E
- Three Bed Detached Home

Nestled on Church Road in the charming village of Peasedown St. John, Bath, this STUNNING FOUR BEDROOM FAMILY HOME WITH SEPARATE ANNEXE, offers an exceptional living experience. As you step inside, you will be greeted by a beautifully presented interior that exudes contemporary elegance. The design is both stylish and functional, ensuring that every corner of the home is utilised to its fullest potential. The open-plan living areas are bathed in natural light, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining. One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points within the home. Accommodation comprises of Entrance Hallway, Open Plan Kitchen/Dining and living area, ground floor shower room, playroom/Bedroom four and utility room. To the first floor Master Bedroom with ensuite shower room, two further double bedrooms and a family bathroom. There is also a separate Annexe with Open plan living/Kitchen area, shower room, Bedroom and garage/Storage. In summary, this beautifully presented house on Church Road is a modern gem that promises comfort with versatility for multigenerational living. It is a perfect opportunity for anyone looking to settle in a welcoming community while enjoying the benefits of contemporary living. Do not miss the chance to make this exceptional property your new home.

Kitchen / Dining 23'10" x 13'6" (7.28 x 4.13)

Lounge 15'2" x 13'5" (4.64 x 4.10)

Reception Room 11'3" x 10'4" (3.43 x 3.15)

Downstairs Shower Room 6'5" x 6'0" (1.96 x 1.83)

Utility 10'1" x 6'3" (3.09 x 1.91)

Bedroom One 19'7" x 11'6" (5.99 x 3.52)

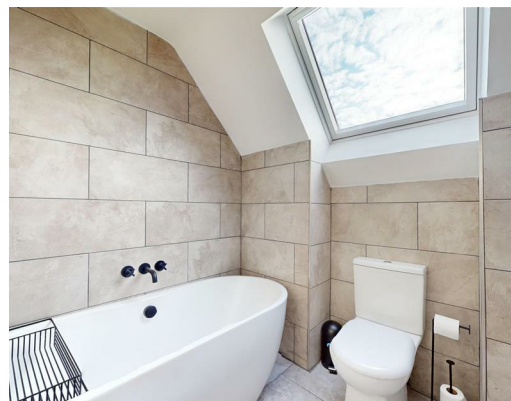
En-suite 10'0" x 5'10" (3.06 x 1.78)

Bedroom Two 9'10" x 11'8" (3.00 x 3.57)

Bedroom Three 12'3" x 8'11" (3.74 x 2.72)

Bathroom 8'3" x 5'6" (2.53 x 1.69)





AWAITING
FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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