



Huddox Hill, Peasedown St John, Bath, BA2 8DY

Offers Over £500,000

An impressive detached home offering exceptionally versatile accommodation extending to approximately 1,474 sq ft (136.8 sq m), occupying a desirable position within the popular village of Peasedown St John.

Thoughtfully arranged over two floors, the property provides generous and adaptable living space ideally suited to modern family life. The ground floor comprises a well-proportioned sitting room, separate dining room, fitted kitchen, utility room and a bright sun room overlooking the rear aspect. A substantial ground-floor bedroom offers excellent flexibility and could equally serve as a guest suite, home office or additional reception room. A cloakroom/WC completes the ground-floor accommodation.

To the first floor are four further bedrooms, including a particularly spacious principal bedroom, together with a family bathroom and separate shower room, providing practical and well-balanced accommodation for larger families.

The layout offers an excellent balance between living and sleeping accommodation, with multiple reception areas creating versatile spaces for both everyday family living and entertaining. The inclusion of a utility room and two bath/shower facilities further enhances the property's practicality.

Offering substantial accommodation in a highly regarded private road, this attractive home is well placed for local amenities, schooling and convenient access to Bath, making it an excellent choice for families seeking space, flexibility and a well-connected location.

- **Five Bed Detached With Additional Downstairs Room Downstairs**
- **Low Maintenance Garden**
- **Private Road**
- **Newly Added Sun Room**
- **Energy Rating - C**
- **Tenure - Freehold**
- **Well Presented Throughout**
- **Ample Driveway Parking**
- **Council Tax - E**

Kitchen 10'8" x 8'4" (3.26 x 2.55)

Lounge 14'8" x 10'6" (4.48 x 3.22)

Dining Room 10'7" x 8'5" (3.25 x 2.58)

Sun Room 10'11" x 10'2" (3.34 x 3.12)

WC

Utility 8'7" x 8'6" (2.62 x 2.60)

Bedroom Three 16'3" x 8'5" (4.96 x 2.57)

Bedroom One 12'4" x 11'5" (3.78 x 3.49)

En-Suite

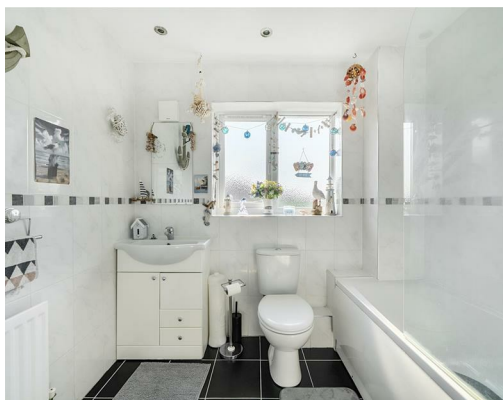
Bedroom Two 17'8" x 8'6" (5.40 x 2.60)

Bedroom Four 11'3" x 9'6" (3.45 x 2.90)

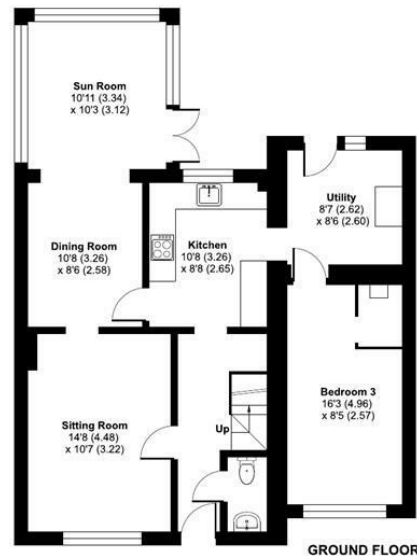
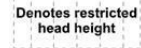
Bedroom Five 16'3" x 8'5" (4.96 x 2.57)

Bathroom





Approximate Area = 1416 sq ft / 131.5 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Total = 1474 sq ft / 136.8 sq m



A map of Peasedown St John, showing a residential area with a network of streets. A green location pin is placed on Ashgrove, a road that runs diagonally from the top left towards the center. To the left of the pin is the label 'Peasedown St John'. To the right of the pin, the road is labeled 'Orchard Way'. Further down Orchard Way, a junction with a roundabout is labeled 'A367'. The map includes green areas representing parks or fields and a Google logo in the bottom left corner. Map data is dated 2026.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	84	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

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