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Hedge Lea, Box Road, Bathford, BA1 7QH.

Guide price: £775,000

A unique family home with plenty of flexible living spaces on the ground floor. Elevated position hidden up a long private drive.

The ground floor offers various living spaces. The kitchen breakfast room has an adjoining rear lobby linking to the utility room & a shower room. The sitting room is at the front of the house & has a fireplace & opens into the conservatory. The rear of the house has the dining room & a second sitting room with patio doors to the rear garden. There is a study/home office which has served as a fifth bedroom in the past & lastly a bathroom too. There really is a lot of space here with various options. Upstairs there are four double bedrooms and the family bathroom.

Externally the house is approached up an impressively long private drive. There is parking in front of the detached double garage & in front of the house. The terraced rear garden is landscaped with various patio seating & BBQ areas, established planting & water feature. The sunny front garden is a lawned with flowerbeds & borders. The plot is elevated enjoying a good outlook.

Bathford lies to the east of Bath near the villages of Box & Batheaston. These villages offers a variety of shops, schools, services, amenities & pubs whilst the countryside is excellent for walking. There is good access to the A4, M4, train services to London & Bristol and of course local bus routes. This is a popular location with Bath close at hand for city centre shopping, tourist attractions, entertainment and a bit of civilised night life!

- Individual village home
 - Five bedrooms, three bathrooms
 - Ample & flexible accommodation
 - Smartly presented living spaces
 - Landscaped gardens to front & rear
 - Double garage & parking
- EPC - D**





*Five bedrooms &
three bathrooms*

*Flexibly remodelled &
smartly presented*

*Elevated plot, double garage
& parking*

