



Woodstock, Entry Hill Drive, Bath, BA2 5NL



Superbly presented contemporary detached home, set in approximately 0.75 acres of beautifully landscaped gardens

| Entrance hall | Cloakroom | Triple access sitting room | Fabulous open plan kitchen/dining/family room | Snug | Utility room | Plant room | 3 double bedrooms (all en suite) | First floor principal bedroom suite | Detached ancillary accommodation offering living/dining/bedroom, bathroom, WC, storeroom and wine store | Children's playhouse | Triple garage | Ample parking | Gardens extending to approximately 0.75 acres |

Situation

Entry Hill Drive is a private road on the south side of Bath, just beyond Bear Flat and Entry Hill. Woodstock is set amongst a selection of fine period and modern homes and can be found at the end. Sitting within both a substantial and elevated plot, the house enjoys fabulous views towards the City of Bath and countryside beyond. There is access to local amenities including the schools Paragon, Beechen Cliff, Hayesfield and Prior Park, local shopping and regular bus services, yet a peaceful location. There is a footpath from Entry Hill Drive which splits with pleasant walks to both Perrymead and Lyncombe Vale. The Two Tunnels cycle path is within 1km of the property with the cycle network connecting Midford and Bristol. Bath Spa station is approximately 1.5 miles away with trains to London Paddington (1hr 20m).

Description

Set within approximately 0.75 acres of exquisitely landscaped grounds, Woodstock is a striking and substantial contemporary residence offering exceptional space, privacy and sophistication. Originally constructed in the 1970s and comprehensively extended in 2015/16, the property now provides around 3,200 sq. ft. of beautifully curated accommodation, complemented by a separate 688 sq. ft. residential outbuilding, ideal for guests, extended family or ancillary use.

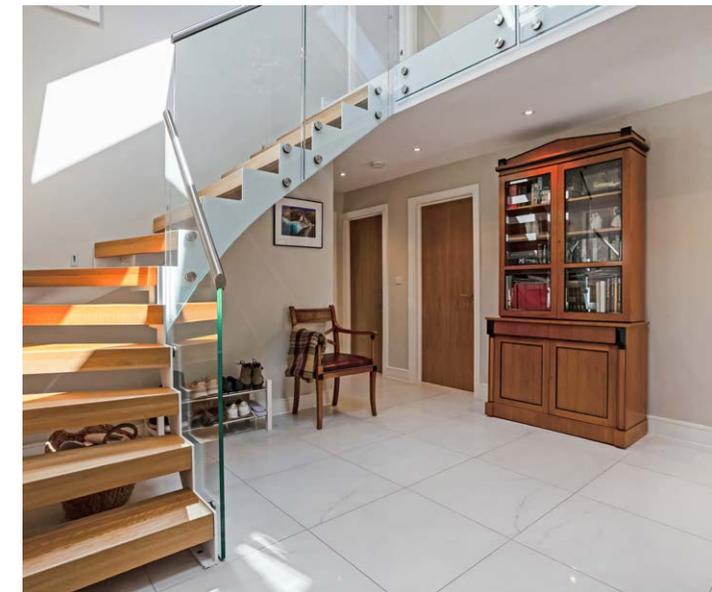
A pillared entrance with electric security gate opens to a sweeping driveway that winds through manicured gardens, rising gently to the house, triple garage and generous forecourt parking area.

The canopied front entrance leads into a light-filled reception hall with elegant tiled flooring. Thoughtfully designed storage and a refined guest cloakroom sit seamlessly alongside the principal living spaces.

The ground floor hosts three luxurious double bedroom suites, each with stylish en-suite facilities and tranquil garden outlooks. Bathrooms are finished to an exacting standard with premium fittings, bespoke storage and contemporary tiling.

At the heart of the home lies a spectacular triple-aspect sitting room, defined by its vaulted ceiling, herringbone wood flooring and sleek, integrated contemporary fireplace. Bathed in natural light, the room enjoys far-reaching westerly views and opens via glazed sliding doors onto expansive terraces and the gardens beyond, creating a seamless connection between interior and exterior living.

Equally impressive is the 32-foot open-plan kitchen, dining and family room, designed for modern living and sophisticated entertaining. A statement island anchors the space, complemented by an extensive suite of high-end integrated appliances including Neff ovens, induction hob, coffee machine, Quooker boiling tap and Liebherr wine fridge.





Large glazed doors again open onto the outdoor entertaining areas, enhancing the home's fluid layout.

Adjoining snug with lovely front facing dual aspect over gardens, wooden flooring.

A well-appointed utility room and discreet plant room complete the ground floor accommodation.

A private staircase ascends to the entire first-floor principal suite, forming a serene and indulgent retreat. The bedroom enjoys dual westerly aspects, extensive fitted wardrobes and access to a balcony through triple windows. A dedicated dressing room and a luxurious en-suite bathroom complete the suite, featuring twin basins, freestanding bath, expansive walk-in rainfall shower and refined contemporary finishes.

Ancillary Accommodation

The detached outbuilding provides exceptional flexibility, offering a living/dining/bedroom space, bathroom, WC, storeroom and wine store, all served by independent heating, ideal for guests, home working or multi-generational living.

Garden and Grounds

The beautifully landscaped gardens wrap gracefully around the house, with sweeping lawns, mature shrubs, vibrant flowerbeds and a selection of fruit trees including apple and pear. The rear gardens flow around the house with gently sloping lawns, seating areas, low stone walling and a charming gazebo, as well as a practical log store discreetly positioned to the rear.

To the front, the gardens are mainly laid to lawn with tiered beds showcasing an attractive mix of flowers, grasses and established planting. A delightful playhouse sits within the front garden, providing a great retreat for children to enjoy. Immediately adjoining the principal rooms is a series of expansive terraces, thoughtfully designed for entertaining, relaxation and outdoor dining. Positioned as a striking focal point in front of the main living areas is a lovely koi pond, adding a sense of tranquillity and visual interest to the setting.

A triple garage with electric doors, power and lighting is complemented by ample driveway parking, completing this outstanding family home.

General Information

Bath & North East Somerset Council. Council Tax Band G.

Leasehold tenure with 659 years remaining.

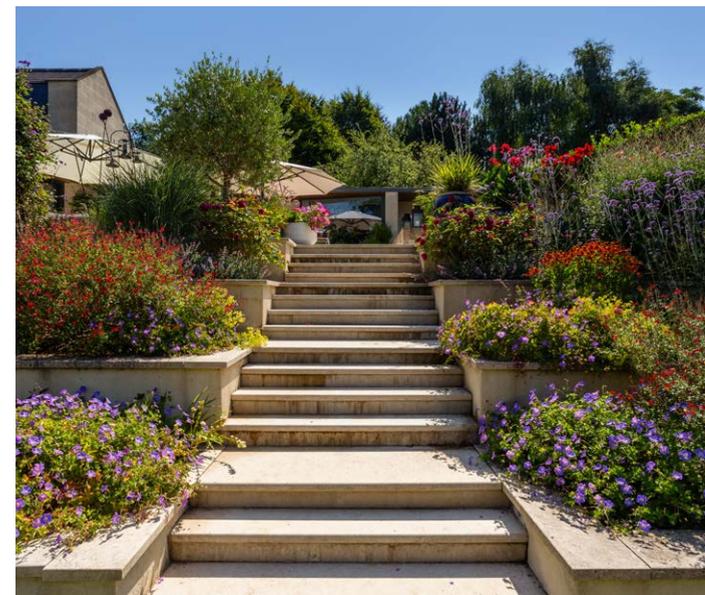
Mains electric and drainage services are connected. Heating and hot water are provided by a combination of an air source heat pump, oil fired heating and solar PV and evacuated tube solar thermal panels.

The solar PV operates separately from the heating system and a Feed in Tariff is received which currently amounts to approximately £700.00 per annum.

Underfloor heating to the hall, ground floor reception rooms and bathrooms. Radiator heating to the bedrooms.

Notes: Woodstock was constructed in the 1970s. The house was extended to the kitchen in 2015/16 and the property is situated in a Conservation Area.

There is an active Entry Hill Drive Residents' Association and community email group for those interested in joining.





Approximate Floor Area = 297.4 sq m / 3201 sq ft (Excluding Void)

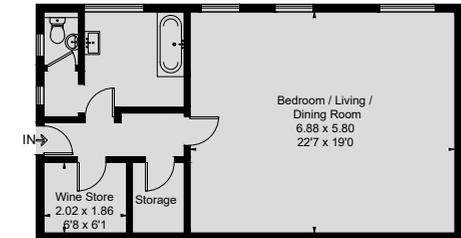
Garage = 50.5 sq m / 543 sq ft

Outbuilding = 62.1 sq m / 668 sq ft

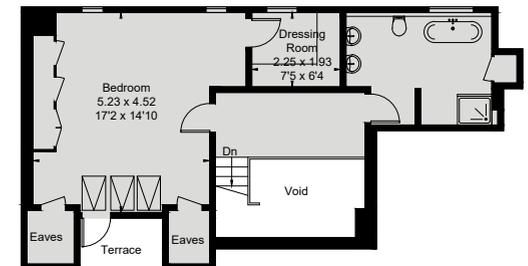
Total = 410 sq m / 4412 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

