



Fairlawn, Weston Road, Bath, BA1 2XX

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A fine detached house built in the early 1970s with spacious accommodation and charming gardens, situated in this highly sought-after location

Entrance hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Cloakroom | Master bedroom with en suite shower room | 3 further bedrooms | Study/occ. bedroom 5 | Family bathroom | Attractive gardens | Summerhouse | Double garage | Parking for several cars

Situation

Weston Road is located on the west side of the city, linking Weston village to Royal Victoria Park and the centre of Bath. Fairlawn offers a level walk into the city centre through the park, bringing you out by the Royal Crescent, or alternatively, a short bus ride. Towards Bath is St James's Street with a pharmacy, deli, grocery shop and two well-regarded pubs. Amenities close by in Weston village include the RUH complex, a supermarket, bakery, post office, café, and hair salons. There are well-regarded nurseries and schools in both the state and independent sectors close by including Kingswood and The Royal High School, and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins). The M4 motorway (J18) lies approximately 10 miles to the north.

Description

Entering the house via the front door, you are welcomed into a spacious entrance hall. To your right is a downstairs cloakroom and to your left a study with bookshelves. Also within the hall are two cupboards and a further understairs cupboard. On from the hall you find a delightful sitting room with a wood burning stove and a lovely, curved bay window giving a great sense of light. This leads seamlessly to the dining room with French doors to the garden. There is a serving hatch from the kitchen. The kitchen runs front to rear of the house and also provides a good-sized area for dining. The kitchen itself has a range of attractive painted style units, Corian worktops, Bosch oven with four ring gas hob and an integrated fridge. A door leads to a lobby that affords access to both the front and rear gardens, and a door through to the double garage.





Upstairs there are two principal south-facing rear bedrooms, both with built-in wardrobes, with the master having an ensuite shower room. There are three further bedrooms and a family bathroom. There is also a further study which could be used as an occasional fifth bedroom.

Externally

The gardens and setting of Fairlawn are of particular note. The garden is mainly laid to lawn with a variety of herbaceous plants and trees. There are two cherry trees that are particularly attractive. There is a climbing jasmine at the front of the house, and Virginia creeper on the rear of the house, while a wonderful metal pergola supports a flourishing honeysuckle. To one end of the garden is a summerhouse, behind which is a further area of the garden where you will find two small sheds. To the front of the house, you drive in passing two very grand old gateposts with "Fair" and "Lawn" written on each one. There is driveway parking for several cars and a double garage with automated metal door.

General Information

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

Freehold tenure.

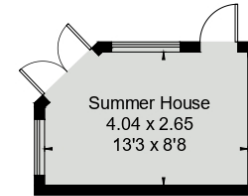
Mains electricity and water. Gas fired central heating with boiler situated in the garage

15 solar panels with a declared net capacity of 2.02 Kw. The 25 year FIT contract has been delivering since 2011 (these are untested by the agent).



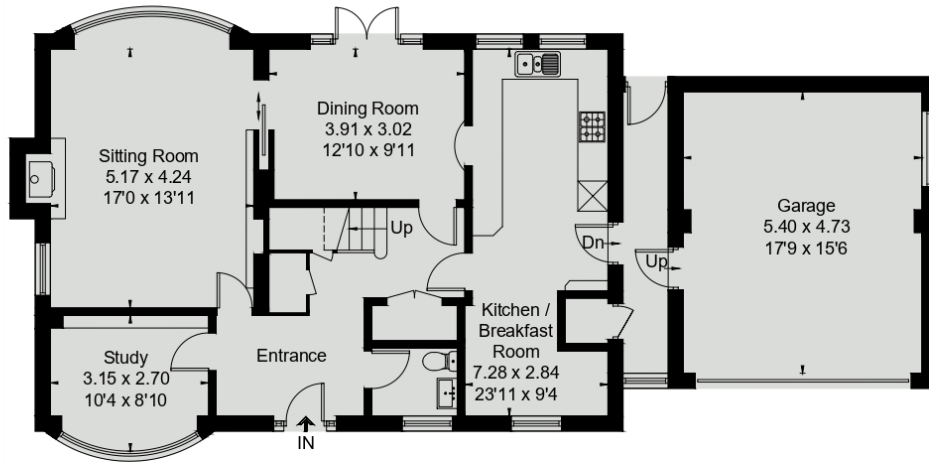


Approximate Floor Area = 171.9 sq m / 1850 sq ft (Excluding Void)
 Garage = 26.7 sq m / 287 sq ft
 Summer House = 10.1 sq m / 109 sq ft
 Total = 208.7 sq m / 2246 sq ft

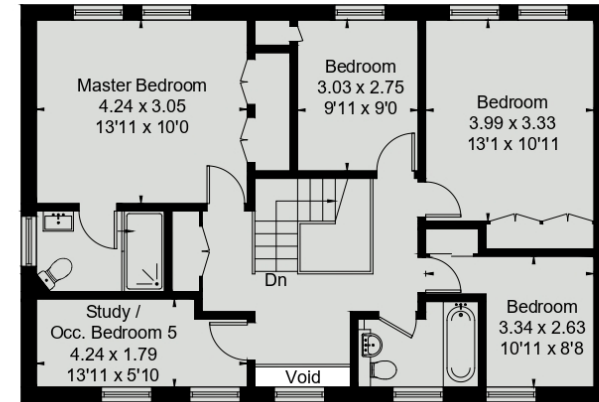


[] = Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107260

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