

# Batheaston House

Region: Bath Sleeps: 1 - 10

## Overview

Nestled between seven undulating hills, reminiscent of Rome's iconic landscape, the village of Batheaston unfolds to the east, offering a leisurely riverside or canal stroll from Bath's Georgian City centre. Within this idyllic setting, a recently refurbished modern family home graces the elevated corner plot, boasting five bedrooms, a sprawling private landscaped garden, and an inviting roof terrace.

As you step across the threshold, a warm, wooden-floored hallway unfolds, setting the stage for the wonders that lie beyond. To the left, a family sitting room invites with irresistibly comfortable corduroy sofas, a thoughtfully stocked bookshelf, an electric keyboard to spark creativity and a state-of-the-art 65-inch Smart TV complemented by an impressive surround sound system—a perfect haven for intimate entertainment evenings. The heart of the home unfolds as the hallway guides you towards a bespoke Haeker kitchen diner. Here, an expanse of floor-to-ceiling sliding glass doors seamlessly merges the interior with the garden, bathing the space in natural light. Underfoot, underfloor heating creates a luxurious touch, while a wall-mounted 60-inch Smart TV, electronic window blinds, and an integrated Sonos speaker system add modern convenience. The sleek island unit, adorned with a wine fridge and ample storage, complements the clutter-free environment. Bosch appliances, including a coffee machine, milk frother, toaster, and more, transform this culinary haven into a muse for your inner chef.

Venture upstairs to unveil the master bedroom suite—a luminous sanctuary nestled within the eaves of the house. The super king bed, adorned with a rustic wooden headboard, invites blissful repose. A walk-through wardrobe provides ample space for your holiday wardrobe. The ensuite marble-clad bathroom, complete with underfloor heating, features a glass-enclosed rainfall shower, a hand basin, and a toilet. Indulge in the Phoenix jacuzzi bath, a luxurious retreat enhanced by a quirky feature window offering a captivating view back into the bedroom.

Adjacent to the master suite, two exquisitely appointed bedrooms await—an inviting king-size bedroom and a charming twin-bedded room. These rooms share a separate marble-clad bathroom boasting a glass-enclosed rainfall shower, toilet, and wash basin. Downstairs, two additional king-size double bedrooms, each adorned with premium-quality 220 thread count Egyptian cotton, promise the ultimate sleep experience. A generous marble-tiled family



bathroom featuring underfloor heating, a double-ended bathtub, a heated towel rack, and a glass-enclosed rainfall shower ensures the comfort of all occupants.

Step into the enclosed landscaped rear garden for moments of tranquillity and relaxation amidst lush greenery. Ascend to the higher roof terrace for a private escape, ideal for sundowners, barbecues, or simply lounging on the plush cushions of the L-shaped sofa while basking in the sun's warmth. Beneath the terrace, a double garage awaits, equipped with exercise amenities, including weights, a rowing machine, yoga mats, and a professional punch bag.

## Facilities

Townhouse/Apartment • Ideal for Babies & Toddlers • Ideal for Kids • Wi-Fi/Internet • Pets on Request • <1hr to Airport • BBQ • Washing Machine • Hairdryer • TV • Gym/Fitness Room • Garage • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Ample living room with comfortable seating and Smart TV
- Well equipped modern kitchen with breakfast bar, dining for 8 people and access to the garden
- Utility room with washing machine and toilet
- Well equipped fitness room
- Bathroom with bath and walk-in shower
- Bedroom with king size bed
- Bedroom with king size bed

## First Floor

- Master bedroom with super-king size bed and en-suite bathroom with jacuzzi bath and walk-in shower
- Bedroom with king size bed
- Bedroom with two single beds
- Shower room

## Top Floor

- Roof terrace with outdoor furniture

## Exterior Grounds

- Ample garden and terrace area
- Outdoor dining
- Barbecue
- Garage

## Additional Facilities

- Wi-Fi connection
- Underfloor heating
- Bathroom essentials
- Hair dryer

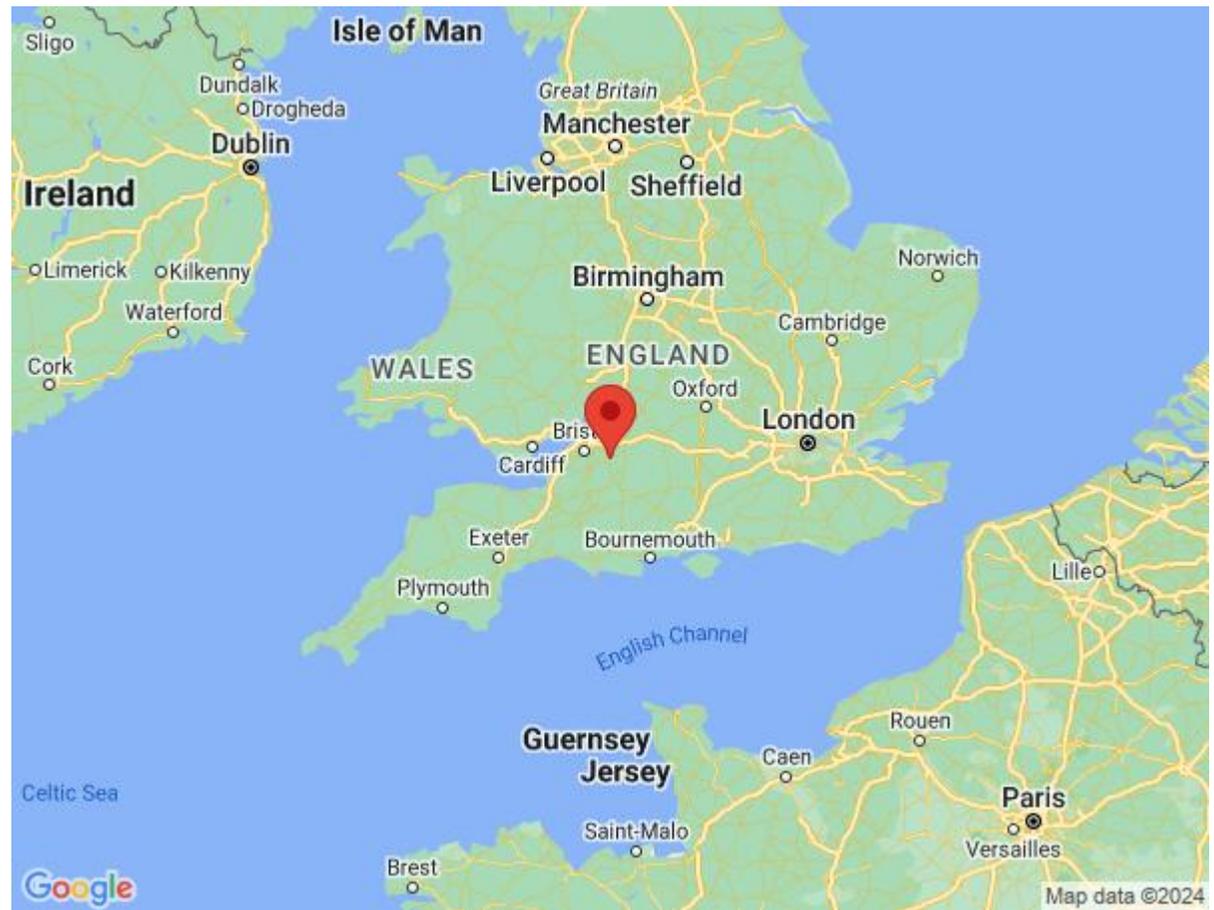


## Location & Local Information

Batheaston, with a history dating back to Neolithic times and roads built by the Romans, is now an inviting village surrounded by green belts and within the Cotswold Area of Outstanding Natural Beauty. Beautiful walks into the countryside abound, including the enchanting surroundings of Little Solsbury Hill—an early Iron Age walled village and prominent local landmark. The River Avon gracefully flows nearby into Bath, and the village centre provides essential amenities, including a convenience store, newsagents, post office, chemist, doctors, dentist, vets, a pub, café, and fast-food outlets.

The city of Bath, a short stroll away, captivates with its excellent selection of High Street and independent shops, galleries, cafes, bars, and restaurants. Bath's vibrant atmosphere extends to regular festivals, encompassing art, literature, music, and theatre, as well as being home to Bath Rugby. The city's allure includes renowned attractions such as The Roman Baths, Holburne Museum, Victoria Art Gallery, Bath Abbey, the Assembly Rooms, Pultney Bridge, Royal Crescent, The Circus, and the Thermae Spa—all within a pleasant stroll through the captivating streets and alleys portrayed in TV's *Bridgerton*. Guided walks, ghost tours, history and comedy tours, open-top bus rides, and riverboat trips further enrich the city's offerings.

Bath Spa train station, the Coach station, and most of the city are approximately three miles from the property. A regular local bus service operates between Batheaston (Morris Lane or Stambridge) and Bath Coach Station (Dorchester Street), taking between 15-20 minutes. Convenient transportation options within the city include walking, Uber, and local taxis, rendering a car unnecessary for exploring the shops, theatres, museums, restaurants, bars, parks, and amenities within the city centre.



## Local Amenities

Nearest Airport	<b>Bristol Airport (50 km)</b>
Nearest Village	<b>Bathampton (3 km)</b>
Nearest Town/City	<b>Bath (7 km)</b>
Nearest Restaurant	<b>Cafe 25 (3 km)</b>
Nearest Bar/Pub	<b>The Crown at Bathford (600 m)</b>



Nearest Supermarket	<b>SPAR</b> <b>(3 km)</b>
Nearest Beach	<b>Aust Cliff &amp; Beach</b> <b>(41 km)</b>
Nearest Golf	<b>Bath Golf Club</b> <b>(7 km)</b>

## What we love

- Nestled in the tranquil village of Batheaston, this family home unfolds as an enchanting haven, offering expansive interiors designed for imaginative exploration and shared moments of joy
- Embrace the serenity of a private landscaped garden, a secure sanctuary where the laughter of children blends harmoniously with the rustling leaves, creating an enchanting backdrop for outdoor play and familial connection
- The bespoke Haeker kitchen diner sets the stage for culinary creativity, featuring top-of-the-line Bosch appliances and a sleek island unit. This space not only invites shared meals but also becomes a focal point for familial bonding and culinary adventures

## What you should know...

- Given the property's hillside location with breathtaking vistas, be mindful of the elevated terrain, especially for families with young children. Ensure proper supervision to prevent any accidental slips or trips, particularly in outdoor areas
- While the double garage is equipped with exercise amenities, families with small children should take precautions to ensure a safe environment

# Terms & Conditions

- Security deposit: No security deposit required, however, all guests are required to verify their identity prior to arrival via a secure link to Superhog.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet connection included.
- Minimum stay: 3 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Tax: Value added tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.