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Deepdene, Charlcombe Lane,
Lansdown, Bath, BA1 5TT

£6,000 pcm

A substantial detached five bedroom family home with seperate annex,
large gardens and off road parking for four cars

Available September

Unfurnished

Key Features

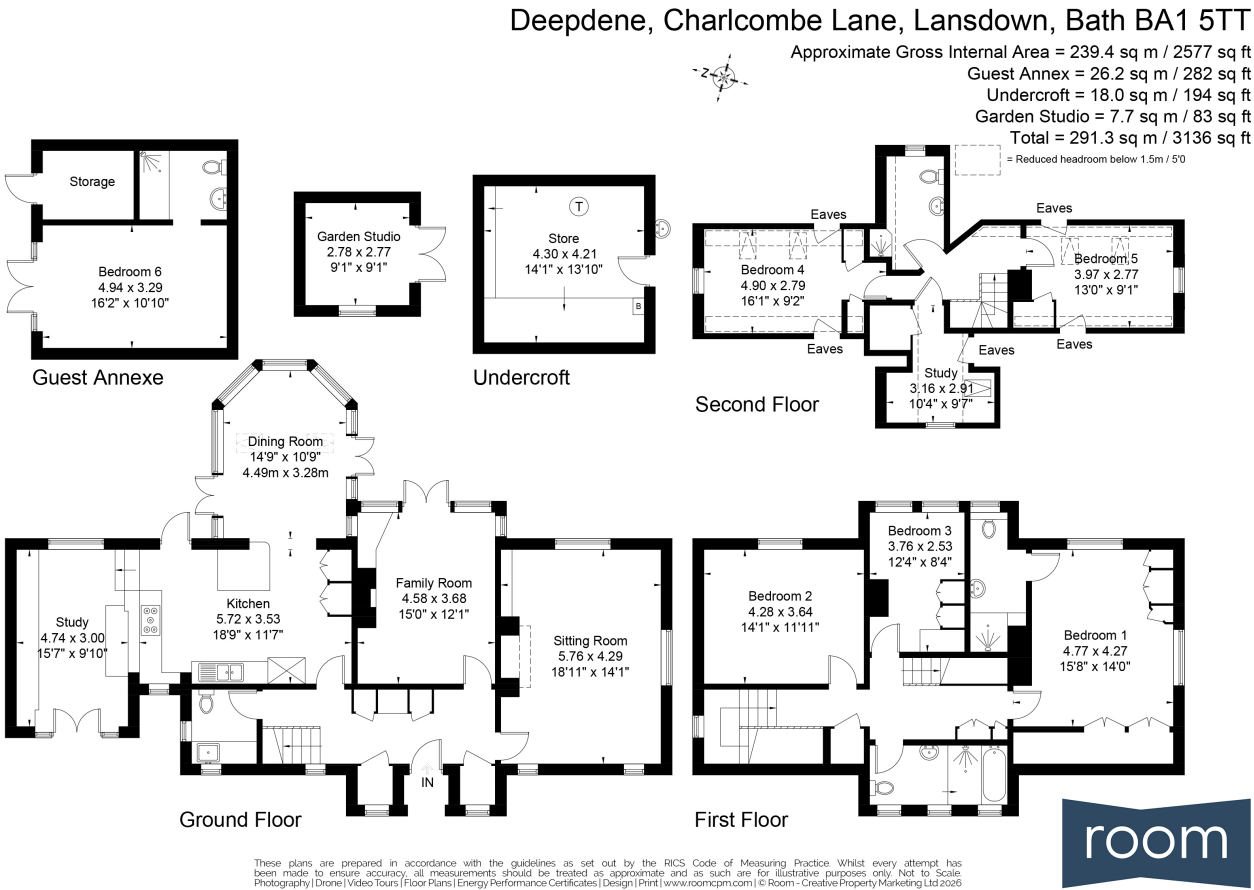
- FIVE BEDROOMS
 - FOUR RECEPTION ROOMS
 - LARGE GARDENS
- SUPERB VIEWS
 - FINISHED TO A HIGH STANDARD
 - OFF ROAD PARKING SPACE

Description

Deepdene is a substantial detached family home in an elevated position on Charlcombe Lane, with exceptional open views across Charlcombe Valley, the surrounding countryside and towards Solsbury Hill. It combines a remarkably private, semi-rural setting with easy access to central Bath, and offers generous family accommodation over three floors, multiple reception spaces, extensive fitted storage, a self-contained annexe, and has been recently renovated to a high standard, with large landscaped gardens and private parking for around four cars

Accommodation

Entrance hall	
A spacious entrance hall with engineered oak flooring and a recently fitted handmade storage cupboard, providing excellent space for coats, shoes and everyday family storage	
Kitchen	
The kitchen is the central family space of the house and connects directly with both the raised library/homework area and the glazed dining room. It is fitted with a bespoke Shaker-style kitchen with Caesarstone quartz worktops, a Butler sink, a large Rangemaster induction cooker, an American-style fridge/freezer, a dishwasher and a substantial central island with breakfast-bar seating. Engineered oak flooring and underfloor heating continue through the main ground-floor living areas	
Library/Study	
Immediately adjoining and overlooking the kitchen is a raised library/study/family room. It is an extremely useful everyday space, working equally well as a home office, children's homework area, reading room or informal family room while remaining connected to the main kitchen. A recently fitted handmade built-in cupboard provides further valuable storage.	
Dining room	
The dining room is extensively glazed and enjoys wide panoramic views across Charlcombe Valley and the countryside beyond. It is a bright, impressive space with room for a substantial dining table and direct access onto the main terrace	
Snug/T.V. Room	
A separate family snug/TV room with gas fire and French doors opening directly onto the decked terrace. This room also benefits from the elevated outlook and works particularly well as a more informal family living space	
Main sitting room	
A generous principal reception room with windows on three sides, excellent natural light and an open fireplace.	
Utility/cloakroom	
Separate utility area with washing facilities, sink and WC	
Principle bedroom	
A large double-aspect bedroom with range of fitted wardrobes, open countryside views and its own en-suite shower room	
Ensuite shower room	
with contemproary white suite comprising shower, wash hand basin and w.c.	
Bedroom 2	
A generous double bedroom with fitted wardrobe/storage	
Bedroom 3	
A double bedroom with fitted wardrobe/storage	
Family bathroom	
contemporary white suite comprising bath and separate shower cubicle, wash hand basin and w.c.	
Second floor landing	
with study area	
Second Floor bedroom 4	
with storage cupoard/wardrobe	
Second Floor bedroom 5	
with storage cupboard/wardrobe	
Self contained annex	
A particularly useful addition is the separate, self-contained annexe with heating, which can be used as a bedroom or office area. This now provides a generous double bedroom/living space together with its own fitted bathroom. It would work extremely well for guests, older children, an au pair or anyone requiring some degree of independence from the main house. The bathroom includes a bath, a rainfall and handheld shower arrangement, a black-framed shower screen, a heated towel rail and modern fittings.	
Externally	
The principal decked terrace sits immediately outside the dining and family areas and is enclosed with glass balustrading so the views remain uninterrupted. It is a superb space for outdoor dining and entertaining. Below the terrace is a large, level and very private lawn, ideal for children, football, cricket, badminton or general family use. The landscaped gardens wrap around the house and include mature hedging, established planting and several separate seating and garden areas, creating a strong sense of privacy. There is also a separate insulated garden studio with electricity and generous off road parking	



General Information

Council tax band – G
Energy Performance Rating – TBC

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