



# Brambledown

Set along leafy College Road in the popular area of Lansdown, just five minutes' drive from Bath city centre, Brambledown is a peaceful home offering calm, privacy and convenience in equal measure.

- Three bedroom semi detached home
- Open plan living
- Modernised with sustainability in mind
- Underfloor heating on the ground floor and bathroom
- Garage and off street parking
- Sought after location

Tucked behind gates on a private road and surrounded by ancient trees, it feels like a secluded sanctuary at the city's edge – a true retreat within reach of everything Bath has to offer.

Built in the 1960s, the semi-detached property has been reimagined by its current owners through an extensive renovation focused on sustainability and thoughtful design details. 'The house was falling apart when we bought it,' they recall, 'so we stripped it right back and rebuilt it with light, space and modern living in mind.' Walls were removed and a steel beam installed to create a bright, open-plan ground floor, while new windows and doors improved insulation and energy efficiency.

The layout was cleverly reconfigured, introducing a reimagined staircase which created utility space upstairs and an expanded WC downstairs. While bespoke storage solutions, including built-in wardrobes and cupboards, make the most of every corner. The family bathroom was redesigned for both comfort and practicality, with a new layout allowing for generous storage and natural light. Throughout, the attention to detail is evident – a modern, easy-to-live-in three-bedroom home that still retains a warm, welcoming feel.









Outside, the garden has been completely reimagined with the help of a garden designer. New paving, soft planting and a new patio that extends beyond the dining area turned it into a tranquil space for family-friendly play and relaxation. 'Our boys have grown up here – riding bicycles, kicking footballs, and digging in the sandpit,' say the owners. 'It's been a joyful, easy garden to live with and socialise in.'

The location is ideal for families, with Kingswood, Royal High and St Stephen's Church School just a short stroll away. 'The sense of community here is wonderful,' they add. 'Our neighbours are friendly and caring – many have children at the same schools, and we often get together socially.'

The family leave behind detailed architectural plans for a proposed extension that would transform Brambledown into a substantial five-bedroom home – a reflection of their love for the property and its potential.

'It's a peaceful oasis just minutes from Bath city centre – calm, green and full of light.'

'The open-plan layout has changed how we live – it's bright, connected and practical.'

#### ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains electric, water, drainage and sewerage.

EPC RATING: C

COUNCIL TAX BAND: E





# Brambledown College Road, Bath, Somerset, BA1

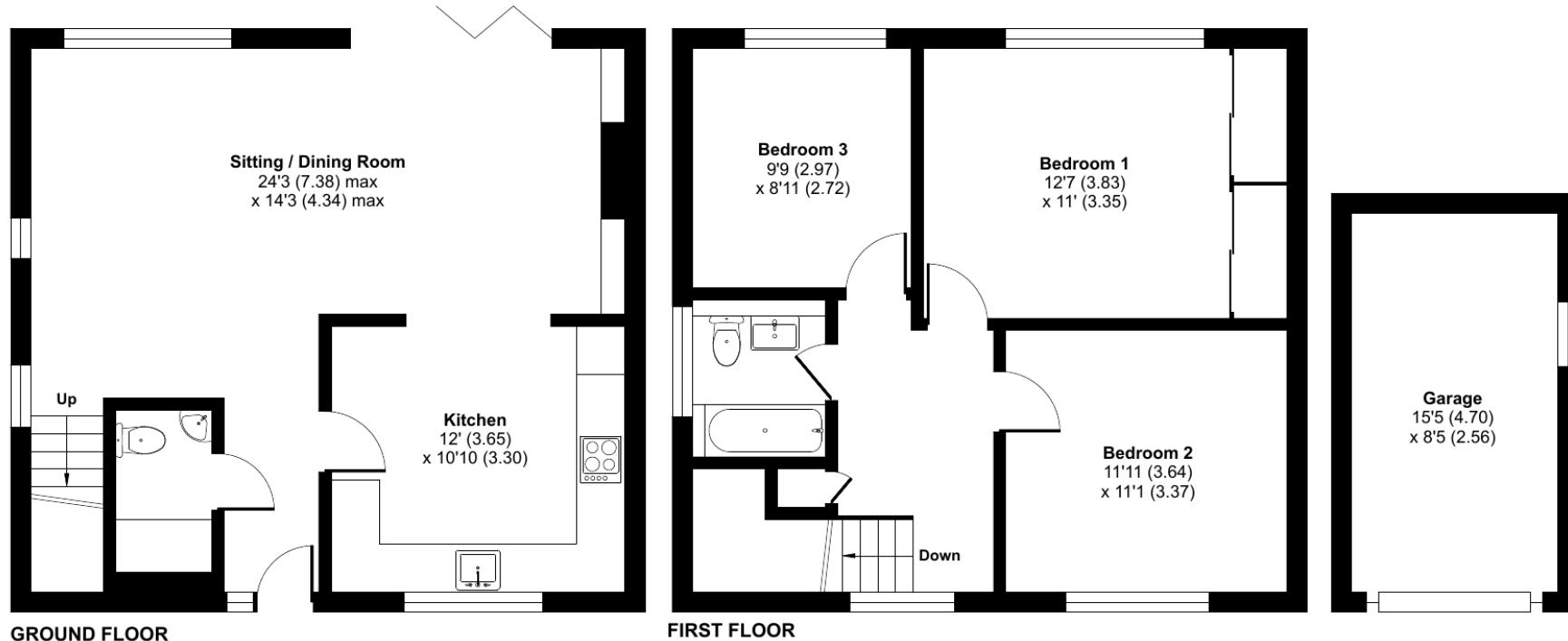


Approximate Area = 1072 sq ft / 99.5 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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