



BATH AND RURAL
— ESTATE AGENTS —

Brambledown
College Road | Bath | Somerset | BA1 5RY

Brambledown

A modern, three-bedroom family home with landscaped garden and garage, set along a private road in the popular area of Lansdown, just minutes' drive from Bath city centre.

- Highly sought after location
- Modern, open plan living
- Underfloor heating on ground floor and bathrooms
- Landscaped garden
- Garage and off-street parking

Set along leafy College Road and tucked behind gates, Brambledown is a peaceful and much-loved home that is within reach of everything the city of Bath and the Cotswolds countryside have to offer.

The 1960s semi-detached property has been substantially transformed by its current owners through an extensive renovation focused on sustainability and thoughtful design details. 'The house was falling apart,' they recall, 'we stripped it right back and rebuilt it with light, space and modern living in mind.' The layout was cleverly reconfigured to create an open-plan ground floor, introducing an enlarged, modern family kitchen and reimagined staircase to accommodate an expanded WC and a new utility space. New windows, doors and underfloor heating improved insulation and energy efficiency, creating a cosy, comfortable home.

Upstairs, bespoke built-in wardrobes make the most of every corner. The family bathroom was redesigned for 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 retains a warm, welcoming feel.









Outside, the front and rear garden have been completely reimagined with natural stone paving and soft planting with the help of a garden designer. At the rear, a new patio extending beyond the dining area and landscaped features transformed it into a tranquil space for 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 excellent private and state schools such as Kingswood, The Royal High and St Stephen's Primary School just a short stroll away. 'The sense of community is wonderful,' they add. 'We enjoy getting together with our friendly neighbours – many have children at the same schools.'

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 sanctuary just minutes from the Georgian city of Bath – calm, green, yet convenient.'

'The open-plan living makes this home come alive – it's bright, connected and practical.'

'We'll miss everything – the house, the garden, and this wonderful community.'

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains electric, water, drainage and sewerage.

EPC RATING: C

COUNCIL TAX BAND: E

LOCAL AUTHORITY: Banes

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



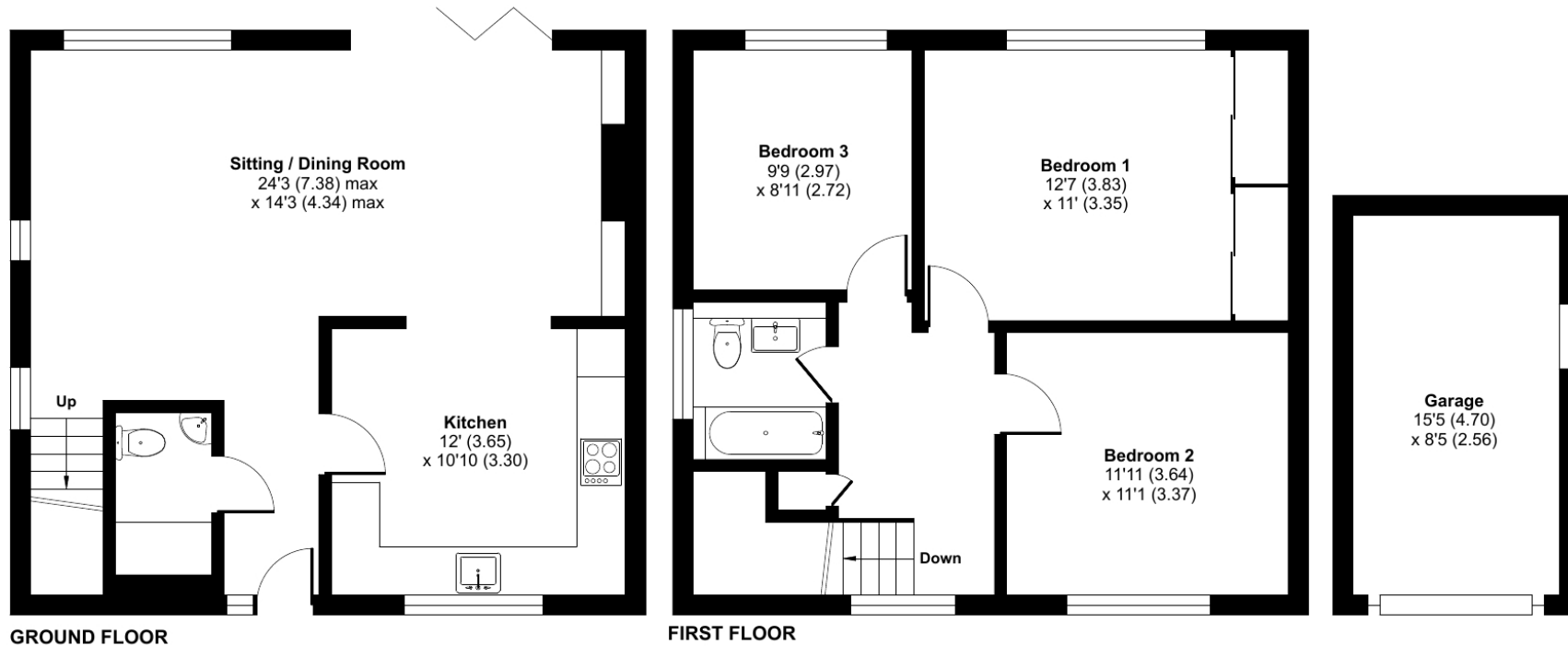
Brambledown College Road, Bath, Somerset, BA1

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, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1370270

BATH AND RURAL
— ESTATE AGENTS —

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



BATH AND RURAL
— ESTATE AGENTS —