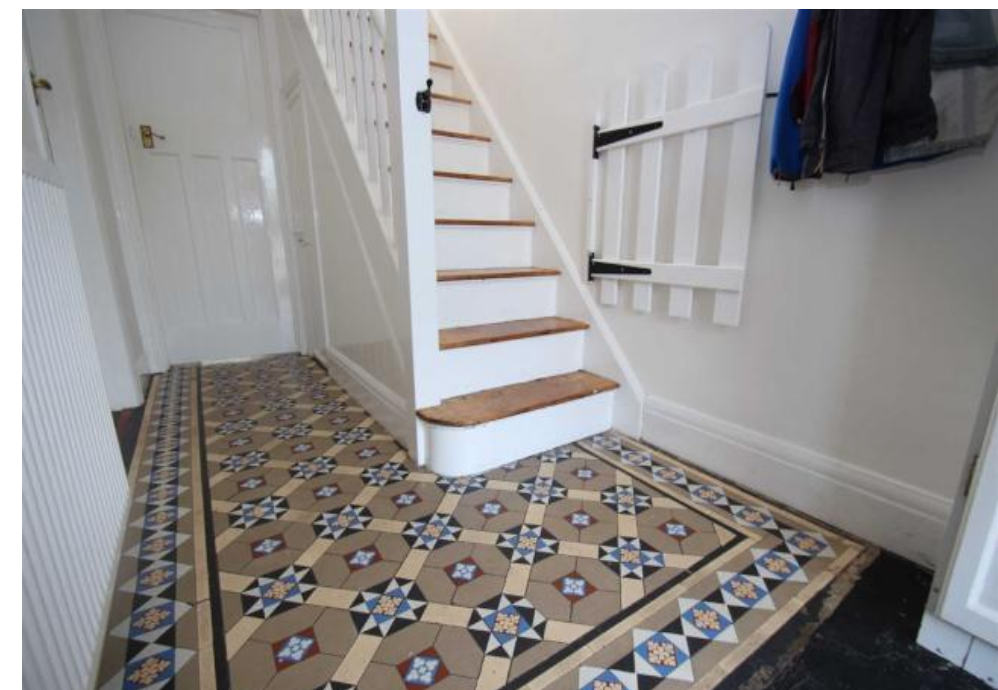


The Great Lodge North Road
Bath, BA2 6HP

Guide Price £1,250,000



This immaculately and sympathetically restored property is located off North Road in Bath, a leafy suburb close to the golf course. The accommodation includes six bedrooms and four bathrooms. The impressive drive leads to a forecourt that stands to the north of the house and provides ample parking. Lawn and mature trees including Chestnut, Beech, Yew and Holm Oak form the border. With 11 acres of grounds and spectacular views of the River Avon, this property is expected to receive considerable interest.

PREDESIGN D
THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ
TEL: 01225 303500 E-MAIL: DESIGNER@EXPERTAGENT.CO.UK
D.TEMPLATE.EXPERTAGENT.CO.UK/

DESCRIPTION

Another fabulous bedroom suite with great proportions. Built-in wardrobes and ensuite bathroom. Views to the south over the River Avon.

ACCOMMODATION

LOUNGE 34' 3" x 23' 11" (10.44m x 7.29m)
A wonderful room for entertaining - triple aspect windows overlooking the beautiful gardens, fireplace and built-in bookshelves.

LIVING ROOM 24' 3" x 18' 10" (7.39m x 5.74m)
The magnificent proportions of this room are emphasised by the stunning floor to ceiling fireplace made from local bath stone. Dual aspect windows allow for all day sunshine and offer breathtaking views over the gardens and surrounding countryside.

STUDY 16' 3" x 12' 4" (4.95m x 3.76m)
A room full of character that you would expect from a property like this. A wonderful room that captures the morning sun with the east facing windows.

KITCHEN/BREAKFAST ROOM 24' 2" x 12' 7" (7.37m x 3.84m)
A lovely modern and light kitchen with all of the modern conveniences: five burner gas hob, two electric ovens, dishwasher and built-in microwave. Adjoined by a spacious dining area.

MASTER BEDROOM 18' x 15' 3" (5.49m x 4.65m)
Proportions that you'd expect for a master bedroom. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

EN-SUITE MASTER BATHROOM 12' 4" x 8' 5" (3.76m x 2.57m)
Recently remodelled to include bath, separate shower, WC and wash basin. Heated natural stone floor and towel rail.

FAMILY BATHROOM 14' 1" x 10' 2" (4.29m x 3.1m)
White suite incorporating bath with shower over, wash basin and WC and ample storage for towels etc.

BEDROOM ONE 12' 2" x 9' 11" (3.71m x 3.02m)
Dual aspect windows to the front and east of the property. Adequate storage with two built-in wardrobes.

BEDROOM TWO 23' 2" x 19' 4" (7.06m x 5.89m)



DIRECTIONS

From the west of Bath take the A4 heading east, into town. As you cross the bridge over the River Avon the road bares to the right. After crossing the bridge take your first left and follow the road to the private driveway for the White House.

FLOORPLANS



Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

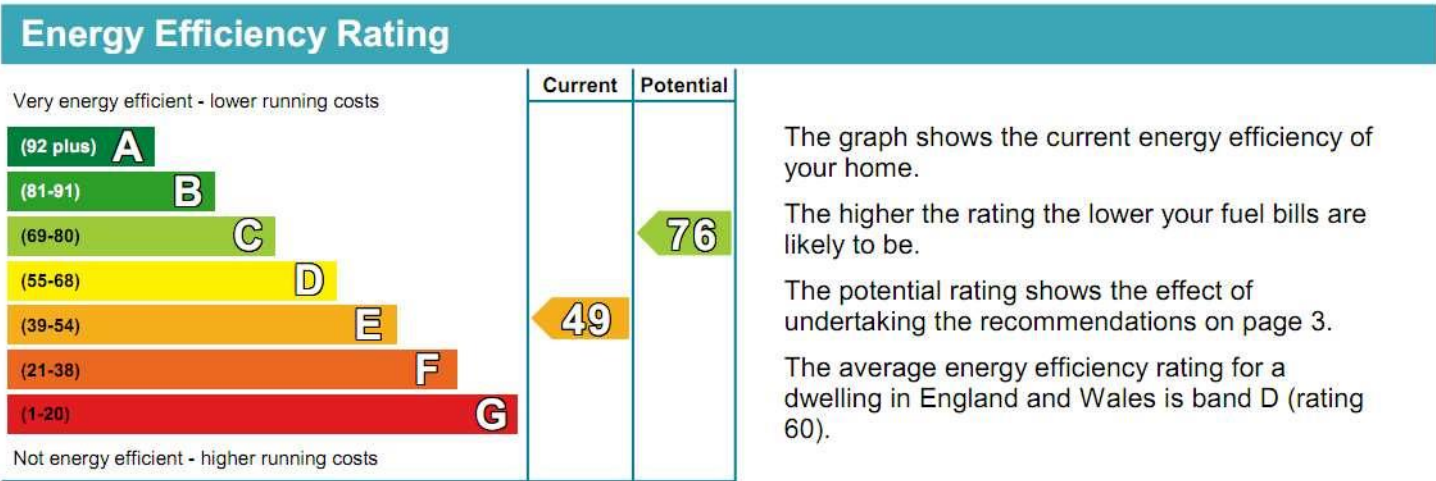
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.