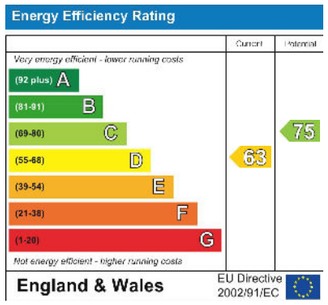
FLOOR PLAN:

Overvale, Warminster Road, Monkton Combe, Bath, BA2

Approximate Area = 2347 sq ft / 218 sq m
Garage = 301 sq ft / 28 sq m
Summer House = 126 sq ft / 11.7 sq m
Total = 2774 sq ft / 257.7 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 Zest Sales and Lettings Ltd. REF: 1371407

EPC CHART:



ZEST PROPERTY SERVICES

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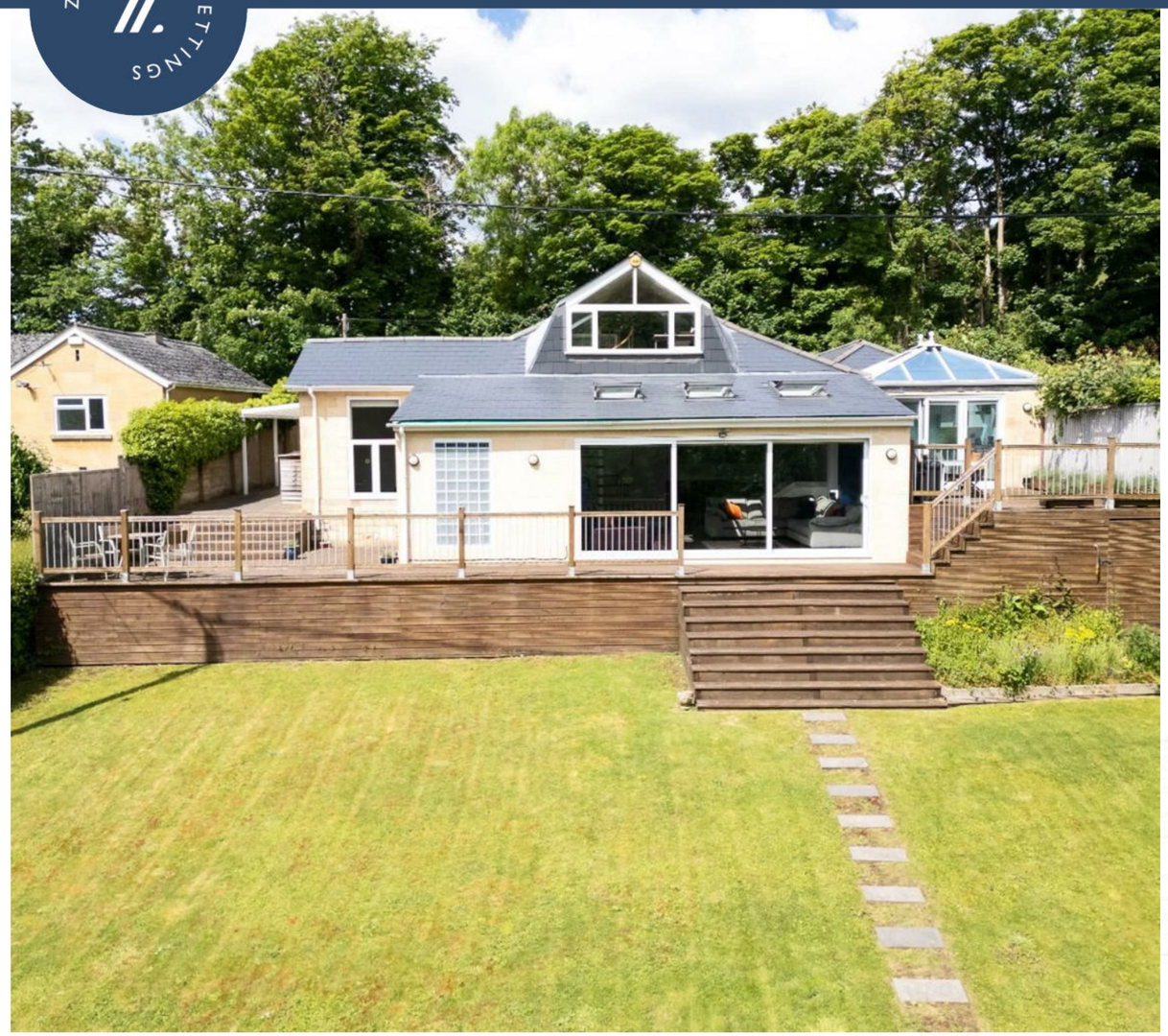
VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



Overvale, Warminster Road, Bath, BA2 7HY

4 Bedroom House - Detached

Offers in excess of £900,000

- Exceptional Four/Five Bedroom Detached Family Home
- Well Established Gardens With Summer House & Views
- Offered To The Market With No Onward Chain
- Light Open Plan Flexible Living Accommodation
- Driveway Parking & Double Garage
- Freehold, EPC Rating D, Council Tax Band F

DETAILS

A stunning contemporary detached family home offering four to five bedrooms, set in the highly sought-after village of Monkton Combe. This beautifully presented property provides 2,347 sq ft of light, flexible living space, complemented by landscaped gardens, picturesque countryside views, a double garage, and driveway parking.

DESCRIPTION
Upon entering this contemporary home, you are welcomed by a spacious and bright entrance hallway, featuring glass balustrades, sleek ceramic tiled flooring, and access to the ground floor rooms. The impressive kitchen is flooded with natural light, thanks to a glazed atrium and bifold doors that open onto the sun terrace. Stylishly designed and exceptionally well-appointed, it includes a breakfast bar and ample space for dining and entertaining. Adjacent to the kitchen is a large utility room and a superb family bathroom. There are three generous double bedrooms on this level, offering flexibility to suit a variety of living arrangements.

A short flight of shallow stairs leads down to the striking open-plan living and dining area, where wall-to-wall sliding doors frame the stunning views and open out onto a decked terrace. A feature spiral staircase rises to an additional reception room—ideal as a home office, or occasional fifth bedroom. From the living area, you can also access an elegant master suite complete with a dressing area and en-suite shower room.

The property is approached via electric gates, opening onto a private driveway. A carport and double garage provide ample parking. To the rear, extensive landscaped gardens surround the home, featuring a wrap-around sun terrace and a spacious garden cabin—perfect for entertaining family and friends. Framed by mature trees and shrubs, the garden enjoys outstanding views, offering both beauty and privacy.

LOCATION
'Overvale' is situated just south of Bath, in the sought-after village of Monkton Combe, and enjoys beautiful rear views across the Limpley Stoke Valley. The property is ideally positioned for easy access to both the World Heritage city of Bath and the charming market town of Bradford on Avon. Bath offers an exceptional range of cultural attractions, including the Theatre Royal, Thermae Spa, and the historic Pump Rooms, alongside an excellent selection of shops, bars, and renowned restaurants. A superb choice of schools can be found nearby, including Monkton Combe Senior and Junior Schools, Prior Park College, Ralph Allen School, and Beechen Cliff School, with Bath University also within close proximity. For commuters, Bath Spa Railway Station provides direct services to London Paddington, Bristol, and South Wales. The M4 motorway (Junction 18) is approximately 10 miles to the north, while Bristol Airport lies around 18 miles to the west.