



55A, BA2 | Asking Price £1,650,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Orchard House, Combe Down, BA2 5DF

Orchard House offers a rare blend of peace, light, and space, tucked within beautifully landscaped wraparound gardens in Combe Down. Accessed via a private drive with secure automatic gates, this property ensures privacy and a sense of seclusion.

Originally built in 1982 and extensively refurbished over the last nine years, Orchard House provides adaptable accommodation with efficient underfloor heating and two self-contained studio apartments, ideal for guests or extended family.

The property opens into a spacious parking area for up to four cars, leading to an inviting hall with ample storage, a utility room, and guest WC. Natural oak floors run throughout the ground level. The open-plan sitting and dining room features a bespoke Bath-stone fireplace and double doors opening onto a large deck and gardens. The well-equipped kitchen includes fitted units, a granite worktop, fridge-freezer, dual ovens, and a Miele dishwasher.

Upstairs, the master bedroom stands out with its double-height ceiling and views over a mature cedar tree. The en-suite offers twin basins, a fully tiled shower, WC, and bidet. A first-floor studio apartment provides independent living with a kitchenette, shower room, and private garden access. The ground-floor studio offers similar features with its own private entrance.

The Garden Room, with wraparound floor-to-ceiling windows, opens onto the deck, connecting the indoor space with lush outdoor views. The garden itself boasts a cedar tree, yew bushes, apple trees, wildflower lawn, birches, water feature, evergreen hedges, and a secluded terrace with a hot tub and barbecue.

Orchard House is within reach of Bath's top schools and a range of local amenities, including a doctor's surgery, local store, garage, Firs Field, pubs, and National Trust fields. Frequent buses connect to Bath City Centre and University, with Bath Spa station offering London links in approx. 1h 16m





# Orchard House, Combe Down, BA2

## North Road, BA2

Approximate Area = 3088 sq ft / 286.9 sq m

For identification only - Not to scale

### Asking Price:

£1,650,000 subject to contract.

### Tenure:

Freehold

### Local Authority:

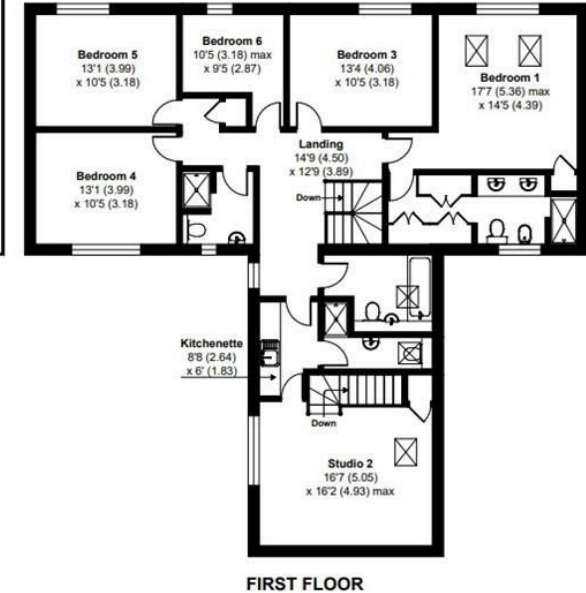
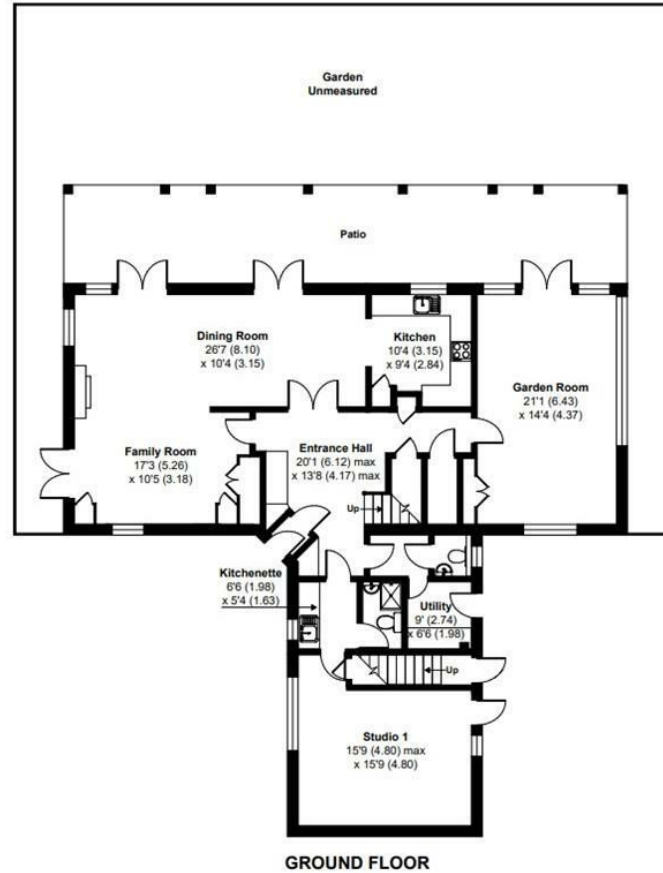
Bath and North East Somerset Council

### Council Tax Band:

G

### Approximate Gross Internal Area:

3088.00 sq ft



GROUND FLOOR

FIRST FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Tuckerman Residential. REF: 1214644

020 7222 5510

info@tuckermanresidential.co.uk  
52 Moreton Street, London, SW1PV 2PB  
www.tuckermanresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

