



Altair, Warminster Road, Bath, BA2 6RW

Guide price £1,395,000



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# Altair, Warminster Road

Bath, BA2 6RW

A stunning four/five bedroom detached family home with a separate self-contained two-bedroom Annexe. Built in 2006 to a design by renowned local architect David Hadfield, Altair provides light and spacious accommodation just a few minutes walk from the city centre. This contemporary family home consists of four double bedrooms (master bedroom en-suite), a large open-plan kitchen, living and dining room, a separate utility room, a cloakroom and a study/fifth bedroom. The recently built annexe offers a separate self-contained one or two-bedroom accommodation with a newly fitted kitchen, living room and shower room. The family home incorporates modern conveniences such as a heat exchange

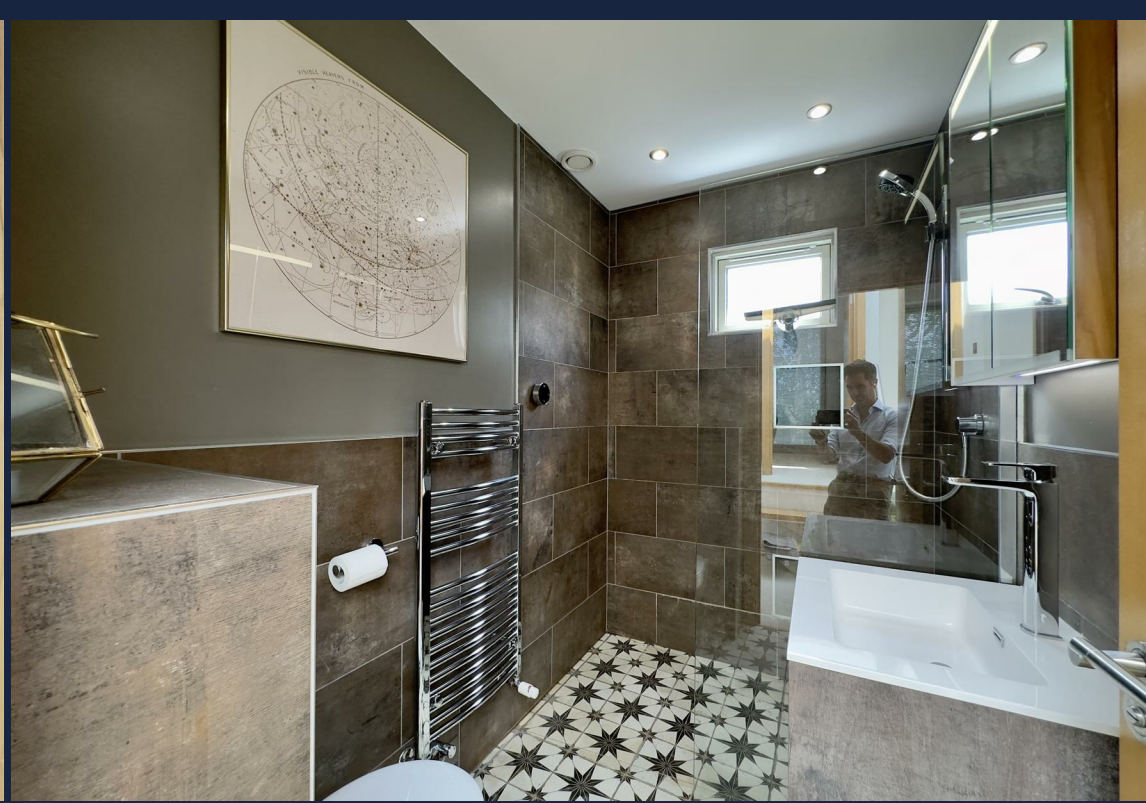
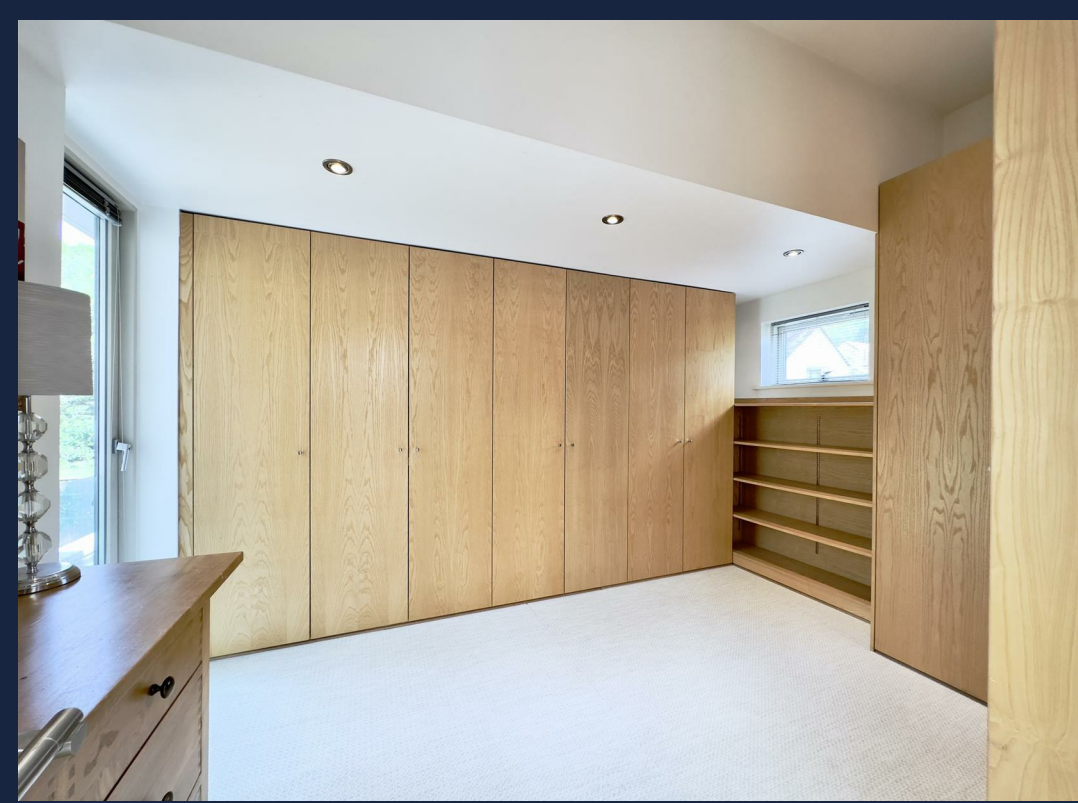
system, air ventilation system, CAT5 wiring and built-in speakers. Viewings are highly recommended and strictly by appointment via Rivendell Estates.

## Location

Altair is situated on the desirable south-eastern fringes of Bath, just a few minutes walk from the City Centre. This beautiful family home enjoys easy access to nearby National Trust and the Kennet and Avon Canal, from which delightful walks may be enjoyed through Sydney Gardens to the City or alternatively towards picturesque Bathampton village and beyond.







## Floor Plans

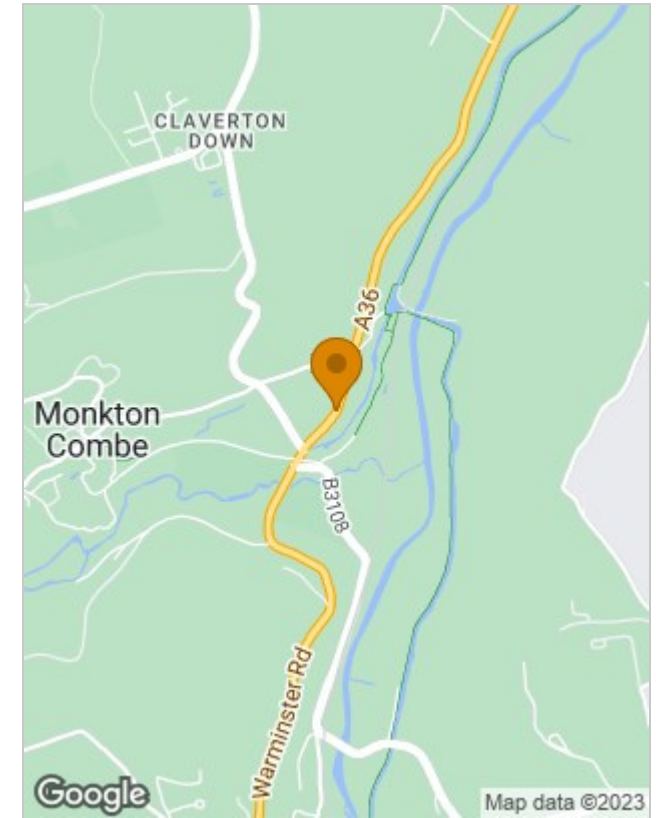


## Viewing

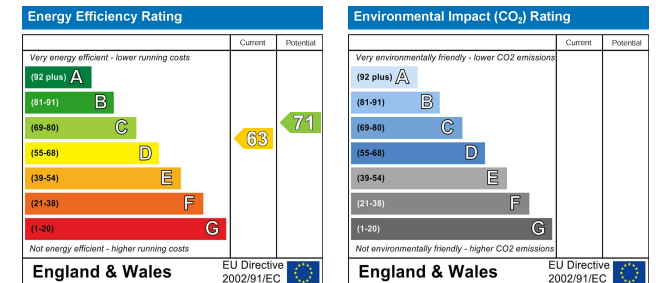
Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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