



A L E X A N D E R H O U S E

P E R C Y P L A C E B A T H

ALEXANDER HOUSE

Percy Place Bath BA1 6AS

Alexander House is a spectacular and unique contemporary property, appointed with leisure facilities to rival any health spa. Located close to the heart of the city of Bath, this is a quiet oasis in a stunning setting surrounded by beautiful grounds and boasting accommodation in excess of 6500 sq. ft.

City of Bristol 11 miles

Bradford of Avon 6 miles

Chippenham 12 miles

London 92 miles

For Sale by Private Treaty

- Magnificent drawing room with balcony
- Highly specified kitchen dining room
- Six bedrooms, three en-suites, separate bathroom
- Intelligent networking plus surround sound throughout
- Games room
- Cinema
- Fully fitted secondary kitchen and bar
- Indoor swimming pool, sauna, steam room
- Gymnasium and changing facilities
- Laundry chute into laundry room
- Central vacuum system
- Underfloor heating throughout
- Heat recovery system
- Integral double garage
- Secure electric gates
- Beautiful landscaped grounds
- CCTV surveillance system





THE GARDEN VIEW



The property is approached via secure electrically operated gates which lead into a sweeping driveway, opening onto a generous parking and turning area which in turn leads to a double integrated garage. Steps lead down from the south facing balcony to a large paved terrace which in turn overlooks a generous secluded garden with a lovely summer house and an area plumbed for the installation of a hot tub.



THE KITCHEN

Fitted with a range of high quality bespoke units, the kitchen has been cleverly designed and incorporates numerous integrated appliances including a steam oven, microwave oven, main oven, warming oven, Nespresso coffee machine, De Dietrich extractor fan concealed within worktops, induction hob, two ring gas hob and automated recycling units. The kitchen is set around the central island unit with full height sliding doors leading out onto the balcony overlooking the garden.





THE DRAWING ROOM

A wonderful light and spacious room with a feature Bath stone wall, glazed doors leading out onto a stunning balcony which cleverly has matching flooring allowing internal areas to flow effortlessly to the outside. There is fully fitted automated feature gas fire, and the separated dining area is cleverly screened off by a large feature fish tank





MASTER BEDROOM

The Master Bedroom has full length windows overlooking the garden with a walk-in fully fitted wardrobe and door leading into en-suite bathroom.

GUEST BEDROOM

The Guest Bedroom has walk-in fully fitted wardrobes and with doorway leading into en-suite shower room.

HALLWAY

The Hallway has doors leading to four further bedrooms, one with en-suite shower room, and a Jack and Jill main bathroom. Doorway and stairs lead down to the garden level.





INDOOR POOL & GYMNASIUM

This is a stunning facility with heated indoor pool and automated cover with the benefit of a gymnasium, steam room and sauna providing a wonderful facility with bi-folding doors leading onto a large terrace overlooking the garden.

GAMES ROOM & CINEMA ROOM

This area has been thoughtfully designed with the benefit of a snug area, large games room with table tennis and billiards, a fully fitted secondary kitchen and bar useful for entertaining purposes, all complimented by a full home cinema with reupholstered original cinema seats.



DESCRIPTION

Alexander House is set in a surprising quiet location to the rear of Percy Place, a Grade II listed rank of Georgian properties. It was designed and constructed as part of a small development of three new build properties and the conversion of a coach house. Alexander House, the largest of all three, is set in magnificent private grounds adjacent to open meadow land.

The developer/present owner designed and constructed the house boasting accommodation in excess of 6500 square feet. He cleverly combined the knowledge of two architectural companies to create the ultimate property that focused on modern living, whilst not losing sight of a practical family home. He has incorporated many notable features to include an indoor swimming pool, gymnasium, a virtual cinema room, a bar and many more.

The vision was to have all these facilities within the building separated from the main living area, this was successfully achieved with the lower ground floor creating an extensive leisure and entertainment suite which has its own heating and consumer unit which functions separately from the main house.

The property is built in a sleek modern design with a green roof (Sedum) which facilitates excellent pluvial water disbursement, this was designed to reduce the impact on such a large building together with the many benefits of attracting wildlife, whilst being virtually maintenance free.

All the Bath stone within the construction of Alexander House was taken from an existing building which was demolished on the site, this was hand crafted by a local stone mason and used in within the build and is visible from the outside, with some of the stone utilised within the kitchen and drawing room internally.

Externally, the gardens have been cleverly and thoughtfully designed with a large south facing private patio and complimented by a generous first floor balcony leading of the kitchen and drawing room.

LOCATION

The nearby village centre of Larkhall also provides a number of bespoke and individual amenities, and the property is well placed for easy access to primary and secondary schools.

The city centre of Bath is within a level walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many well respected cultural activities.

Communications include a fast direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 motorway is approximately 12 miles to the north, and Bristol Airport is 18 miles to the west.

The property is approached via secure electrically operated gates which lead into a sweeping driveway, opening onto a generous parking and turning area which in turn leads to a double integrated garage.

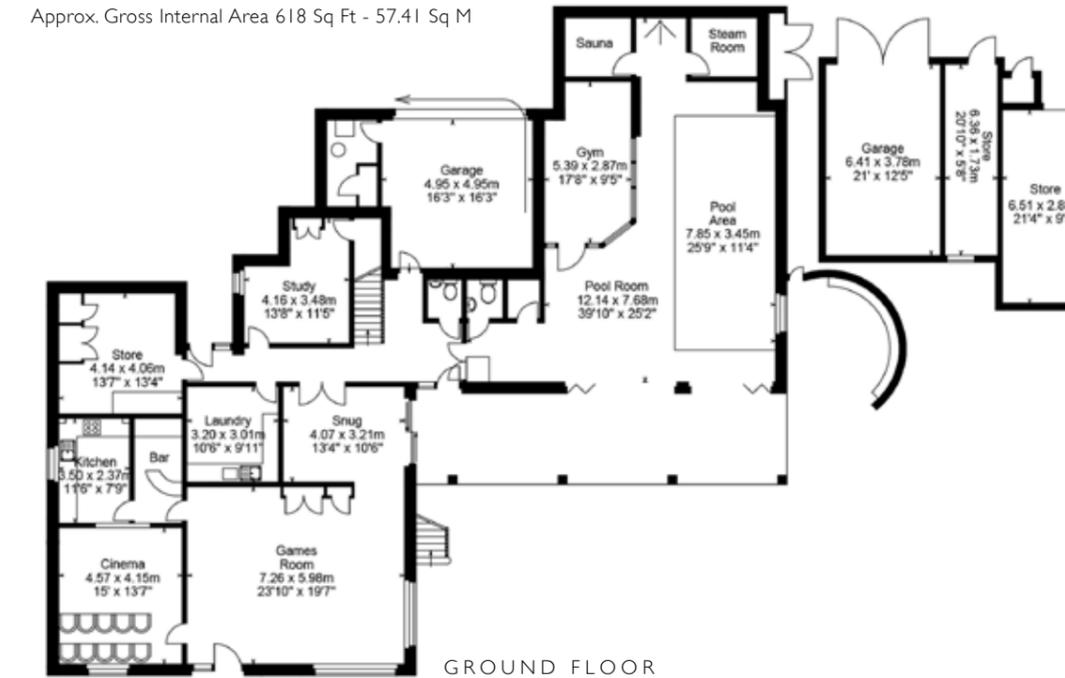
Steps lead down from the south facing balcony to a large paved terrace which in turn overlooks a generous secluded garden with a lovely summer house and an area plumbed for the installation of a hot tub.



FLOOR PLANS

Alexander House, Percy Place, Bath BA1 6AS
Approx. Gross Internal Area 6396 Sq Ft - 594 Sq M

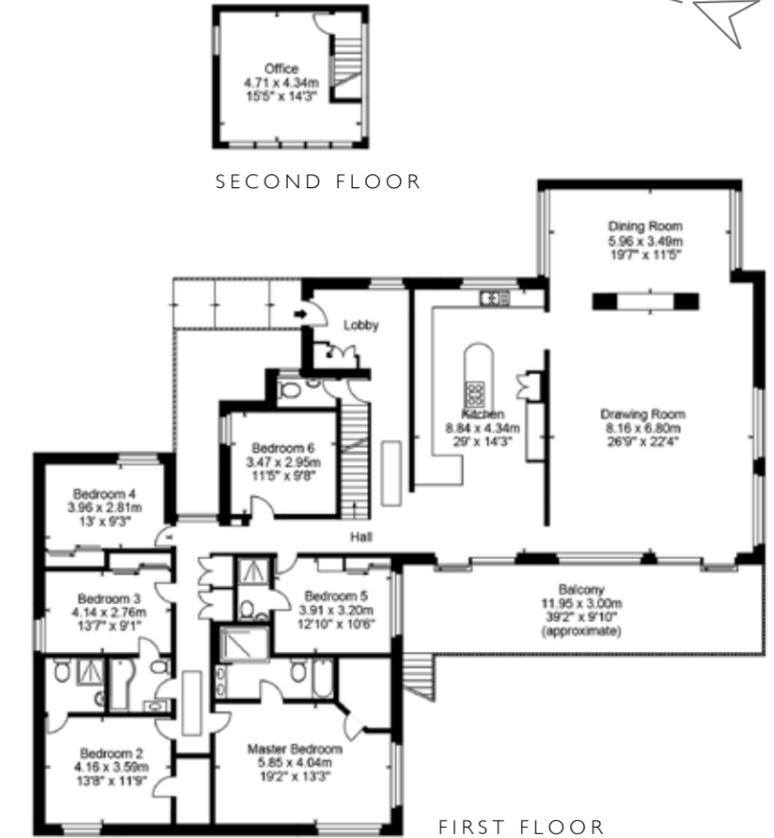
Out Building (including Garage)
Approx. Gross Internal Area 618 Sq Ft - 57.41 Sq M



GENERAL INFORMATION

Tenure:	Freehold
Services:	All mains services connected
Heating:	Gas underfloor heating throughout (2 separate systems)
Council Tax Band:	H - £2,899.62 per annum
EPC:	B - A full copy is available upon request

Fixtures and Fittings All those items regarding as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



For illustrative purposes only.
Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan produced by Town & Country Media.

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AN OUTSTANDING CONTEMPORARY MODERN HOUSE SITUATED IN THE WORLD HERITAGE CITY OF BATH



4 Wood Street, Queen Square, Bath BA1 2JQ
T: +44 (0)1225 325 999 E: matthew.leonard@knightfrank.com

55 Baker Street, London W1U 8AN
T: +44 (0)20 7861 1528 E: james.mckillop@knightfrank.com

knightfrank.co.uk

35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 333332
E: bath@cobbfarr.com

cobbfarr.com

