



15 St James's Square, Bath



15 St James's Square, Bath BA1 2TR

A magnificent Grade I listed townhouse situated on the desirable west side of St James's Square with westerly views over the Approach Golf Course

Entrance lobby | Reception hall | Study | WC | Family room
Kitchenette | Kitchen/breakfast room | Walk-in larder
Dining room | WC | Utility room | 2 vaults | Sitting room
Drawing room | Master bedroom with en suite wet room
Guest bedroom and en suite wet room | 3 further bedrooms
Family bathroom | Cellar/wine store | Courtyard | Private
walled garden | Private parking

Situation

St James's Square was built between 1790 and 1794 as a communal garden square. Designed by the architect John Palmer, it comprises forty-five terraced town houses, each facing the private communal gardens. All houses in the Square are Grade I listed. As such, St James's Square is the only complete Georgian garden square in Bath.

It is a wonderful location to enjoy all that Bath has to offer. Locally, St James's Street gives a great village feel providing a deli, pub and newsagent. Nearby schools include the Royal High, Kingswood and St Stephen's Primary School. Also within easy reach are Lansdown Squash and Tennis Club, Lansdown Golf Club, the Royal Crescent Hotel providing gym and health spa facilities and the award-winning Marlborough Tavern is also close at hand.

The City Centre, which is easily accessible on foot, provides an extensive range of shopping facilities, several fine restaurants and wine bars, excellent sporting facilities, the Theatre Royal, several museums and the Thermae Spa. Bath Spa railway station provides a main line direct service with access to London Paddington (approximately 90 minutes) and the City of Bristol. The M4 (junction 18) is approximately 10 miles to the north, providing direct routes to London, South Wales, Bristol and the Midlands via the M5.

Description

No. 15 is one of three houses on the prized western side of the square which has pedimented detailing and decorative classical columns. The houses on this side of the square have a wonderful westerly outlook across the Approach Golf Course. With its east-west orientation, the house gets great morning sun at the front and sunsets to the rear.

Entering the house via the front door, you are welcomed into a good-sized entrance hall. To the front is our client's study/workroom with attractive views over the square. There is a built-in period cupboard and a fireplace with gas fire insert. The hall continues to a further lobby area where you find a cloakroom to your right and a very handy shoe cupboard to your left.

The rear reception is a beautiful space with fine views over the gardens via large double sash windows. To the right-hand side, the window cleverly opens as a French door giving valuable access to the garden from the ground floor.







To the rear of the room is a very useful serving kitchenette which for entertaining purposes gives great flexibility.

On the first floor you are greeted by the magnificent drawing room to the rear, and to the front of the house is a sitting room. The sense of light and space on this floor really is of note.

On the second floor is a beautiful master bedroom with plenty of built-in cupboards and a well-designed and fitted wet room en suite. To the front of the house is bedroom two which has its own wet room and WC.

On the top floor there are three further bedrooms with the largest being at the back of the house. This has fantastic views and a great range of bespoke cupboards and shelves. There is also a family bathroom with both a shower and bath.

On the lower ground floor, you find the beautifully designed kitchen/breakfast room with marble worktops and a good range of fitted units. On one side this leads through to a utility room, with access beyond to a courtyard and two vaults, which are tanked and dry. Also in the kitchen is a door leading to a walk-in larder. To the far side is a door leading to a handy lobby which

gives space for extra refrigeration and a wine fridge. This in turn leads though to a wonderful dining room, and at the back is a cloakroom and door leading to the garden. In the central hall, a staircase leads down to the cellar/wine store.

Externally

The gardens are well designed with some attractive planting and paved, terraced sections, ideal for dining in the afternoon sun. The gardens have power points, lighting and a water feature.

At the far end is a section for parking with timber gates out to Cavendish Road.

General Information

Bath & North East Somerset Council. Council Tax Band G.

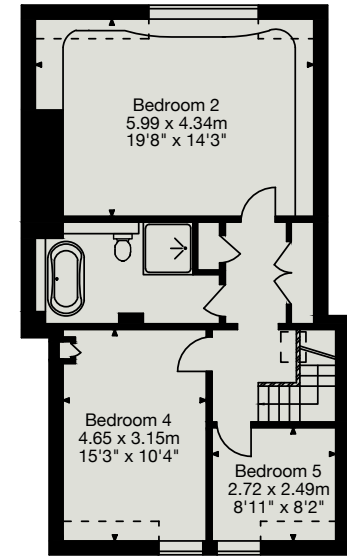
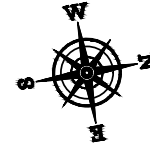
Freehold tenure. Annual membership paid for the upkeep of the garden square.

Mains services connected. All upstairs bathrooms have electric underfloor heating. Broadband 40 mbps.

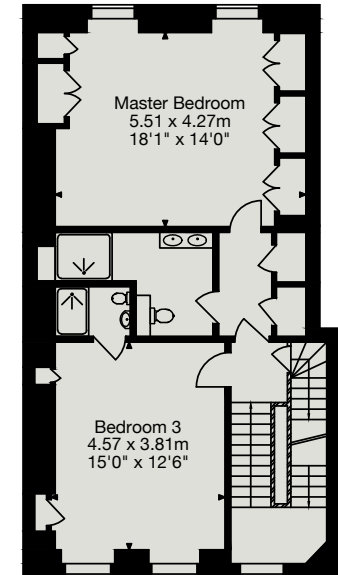




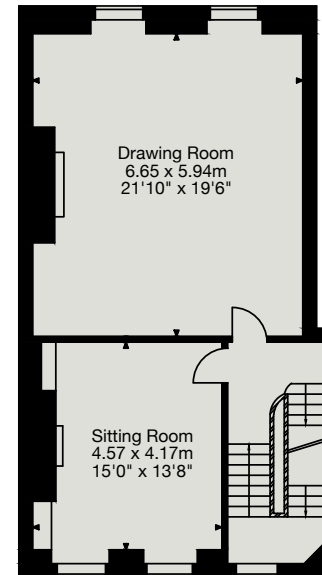
15 St. James's Square, Bath BA1 2TR
 Gross Internal Area (Approx.)
 393 sq m / 4,230 sq ft



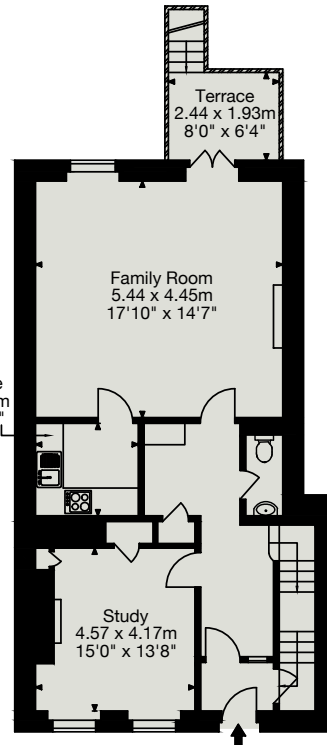
Third Floor



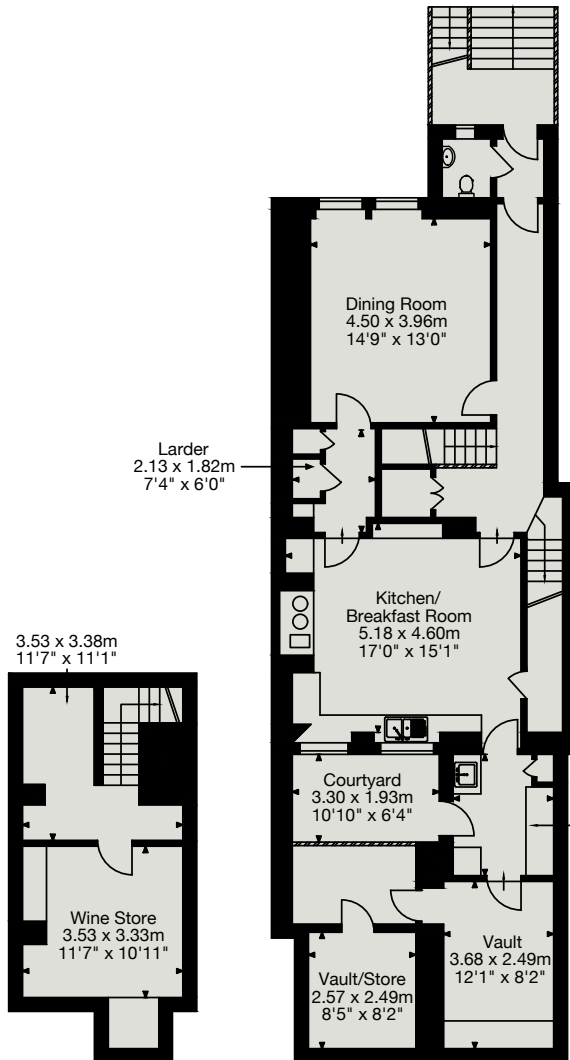
Second Floor



First Floor



Ground Floor



Lower Ground Floor



Cellar

