

4 Northampton Street  
Bath  
BA1









# 4 Northampton Street Bath

A substantial Grade II listed Georgian townhouse  
in a desirable city location.

Lower Ground Floor | Kitchen | Dining Room | Utility Area | WC  
Ground Floor | Large Hallway | 2 Reception Rooms | WC  
First Floor | Living Room | Bedroom | Shower Room  
Second Floor | 2 Bedrooms | Family Bathroom  
Third Floor | 2 Bedrooms | Family Bathroom  
Outside | Walled Courtyard Garden | Self-Contained Studio/Home Office

Bath Spa Railway Station | 1 mile  
Bath City Centre | 0.5 mile  
M4 (Junction 18) | 9 miles  
Bristol | 14 miles



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A classic Georgian townhouse with generous proportions.



Northampton Street is a quiet side street just a short walk from the Royal Crescent, Royal Victoria Park and the Approach Golf Course.

Nearby is one of Bath's finest Georgian squares: St James Square, which has a delicatessen, newsagent, chemist, hairdresser, greengrocers and florist. Bath's city centre is within easy walking distance, providing excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa.

There is an excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, all of which are within easy reach.

This classic Georgian townhouse's generous proportions are evident from its facade: 12 symmetrical multi-pane windows instantly illustrate that there is ample light-filled accommodation within. Crown and pilaster details frame this home's front door which opens into an impressive ground floor space.

From here, stairs lead in both directions; taking them down to the lower ground floor leads to an impressive kitchen and dining room, both rooms with pale grey themes. This space feels open and light, with windows to the front and a glass panelled door leading to vaults and steps up to street level and double glass-panelled doors at the rear, leading to the external studio and steps up to the courtyard garden. The studio has its own kitchen units and shower room and the lower ground floor also has a WC and utility area.

Back up the stairs to the ground floor, there is another WC and a rear door that leads out to the garden. Up to the first floor (via a half-landing with shower room) there's a large family living room and a bedroom/office, and up again to the second floor, the master bedroom, family bathroom and a bedroom. On the third floor, there's a spacious landing (currently used as a study area), two bedrooms and a bathroom.

All bedrooms have fireplaces and storage built in. All bathrooms have powerful showers and neutral decor and fittings. There is super-fast broadband throughout the house and studio.





The walled rear courtyard garden is accessed from both the lower ground and ground floors of the house and externally via a garden gate that leads on to a path at the rear.

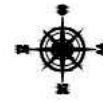
The studio/home office sits below the garden at the lower ground floor level and can also be accessed via the house or the garden gate. Inside, the studio has fitted kitchen units and an en suite shower room. The house benefits from two residents' parking spaces.



*From Queen Square, turn left into Gay Street/A4, continuing on Gay Street up to the Royal Circus, take the first left into Brock Street, turn right onto Upper Church Street. At the T-junction turn left onto Julian Road, then immediately right on to Northampton Street. Number four is on the left. Two hour parking is available in nearby St James' Square in the parking bays by the shops.*



Approximate Gross Internal Area  
Main House = 321 sq m/ 3453 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

**Charlie Taylor**  
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## Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

## Local Authority

Bath and North East Somerset - 01225 477000

## Tenure

Freehold

## Council Tax

Band G

## Viewings

Strictly by appointment with the agent.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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