

2 Bathwick Villas, Bath BA2



Exceptional semi-detached villa with garden in prime central Bath location.

Accommodation

Lower Ground Floor Kitchen | Dining room | Utility | Storage | Vault | Shower room with WC

Ground Floor Library | Drawing room | Bedroom | WC

First Floor Principal bedroom suite | 2 bedrooms | WC

Second Floor Bathroom | 2 dressing rooms

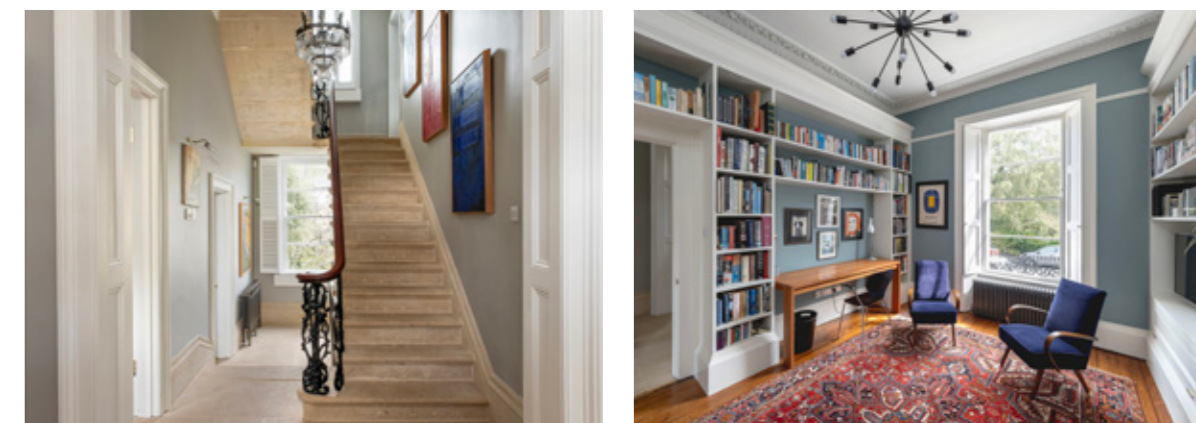
Outside Front courtyard | Walled garden with terrace | Summerhouse with garden shed

Distances

Bath Spa Railway Station 0.5 mile, Bath City Centre 0.3 mile, M4 (Junction 18) 9 miles, Bristol 14 miles (all distances are approximate)

Location

Henrietta Street is a prime central Bath location, facing the open spaces of Henrietta Park, yet only a few minutes' walk from Bath city centre via Pulteney Bridge. Bath has a wide range of independent retailers, restaurants, museums, theatres and art galleries, all of which are close by; Waitrose supermarket is within 0.3 miles on foot. Bath has an excellent choice of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High; all are within easy reach. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



The House

This semi-detached Bath stone villa is an exceptional family home in immaculate condition. Accommodation is arranged over four floors and is packed with carefully restored period details including original cornicing, ceiling roses, fireplaces and window shutters.

On the lower ground floor, the light-filled kitchen has triple aspect windows - at one end glazed double doors open onto the garden dining terrace. Units are slick and modern, worktops are marbled granite and there's a large gas-fired range cooker and ovens. A central island unit doubles up as a breakfast bar and there's room for extra storage cupboards. Across the hall, the dining room features an original stone fireplace and built-in cupboards; there are glazed double doors here too, opening onto the front courtyard. Storage has been well planned throughout this home: on this floor built-in floor-to-ceiling cupboards line the hall walls and there's a storage vault as well as the generous-sized utility room.

The understated decor in the elegant entrance hall on the ground floor highlights original features such as the limestone flooring and the cantilevered stone staircase with wrought iron railings and mahogany handrail. From here, the library is on one side and the drawing room on the other. Both rooms have wooden floorboards, fireplaces and large, shuttered windows. The study has floor-to-ceiling bookcases built in across two walls. There's a bedroom on this level too, as well as a WC.

Up to the first floor, the elegant ceiling height continues to create a sense of spaciousness in the principal bedroom suite which includes a modern bathroom with bath, double basin vanity and shower. There are two further bedrooms on this floor and a WC, while on the second floor there's a bathroom and 2 dressing rooms.





Gardens and Grounds

A level, walled garden wraps around three sides of the house. It's a private space, mostly lawn, with a paved terrace following the line of the house. There's a gate in the front wall, allowing access onto the street and, at the rear, hard standing on which there's a wooden-built summerhouse split into a workshop / office and a garden shed. An enclosed front courtyard is a perfect spot for an additional dining space or for a morning coffee.

Directions (Postcode BA2 6LS)

Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road right around the square and turn left onto Gay Street. Follow the road right onto George Street, continuing straight ahead at the roundabout and staying in the right hand lane. Turn right onto Cleveland Place, then second right onto Henrietta Road. 2 Bathwick Villas is on the righthand side opposite Henrietta Park on the left. Walking, the route is more direct, cutting through the city centre and takes 5-10 minutes.

Property information

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

Method of Sale: We are advised that the property is Freehold.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: D

Viewing: Strictly by prior appointment with the Knight Frank, LLP

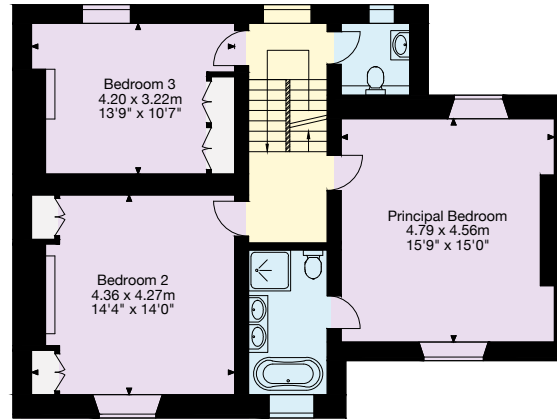
Main House = 262 sq m / 2,816 sq ft

Outbuilding = 15 sq m / 157 sq ft

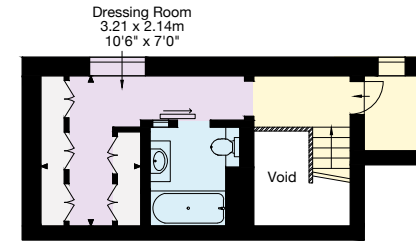
Total Area = 276 sq m / 2,973 sq ft

(Excluding Void)

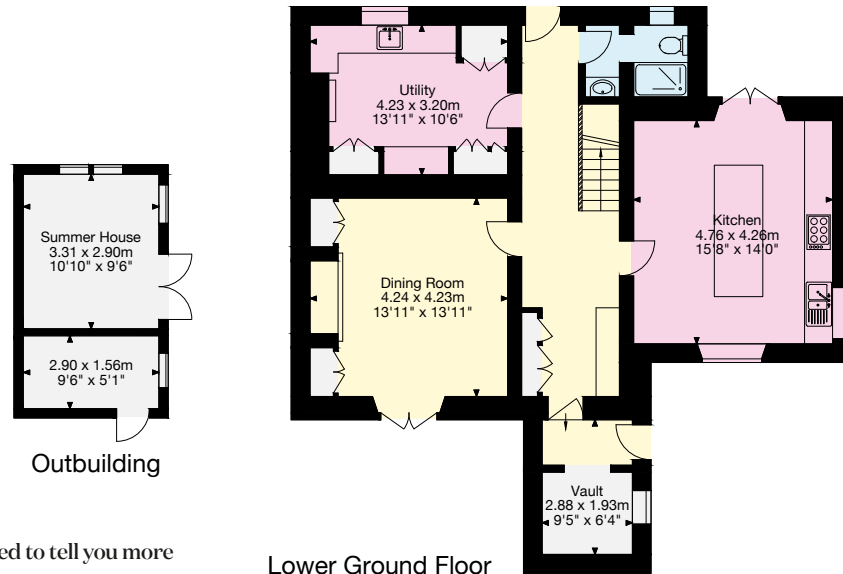
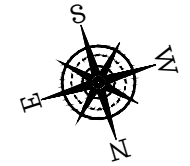
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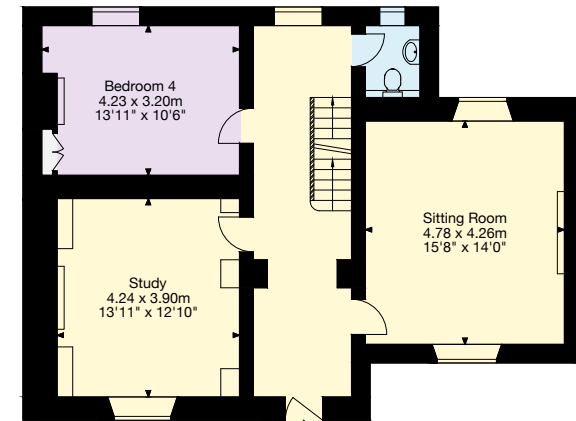
First Floor



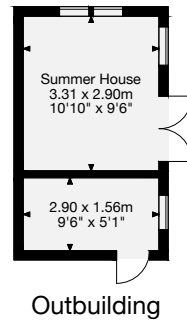
Second Floor



Lower Ground Floor



Ground Floor



Outbuilding

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Sam Daniels
01225 325 992
Sam.Daniels@knightfrank.com



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 [September 2023]. Photographs and videos dated [August 2023].

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