

3 Springfield Place

Bath



A Grade II listed Regency, semi-detached villa in Lansdown.

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles
(All distances are approximate)



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Summary of accommodation

Main House

Lower ground floor: Kitchen/Breakfast Room | Snug/Living Room | Bedroom | Shower Room | Utility | Boiler Room

Ground floor: Hall | Study | Dining Room | Living Room | Cloakroom/WC

First floor: Principal Bedroom Suite | 2 Bedrooms | Bathroom

Outside

Driveway with parking | Rear walled garden | 2 Sheds and 2 Store Rooms



Situation

Times and distances are approximate.

Springfield Place is located on the central slopes of Lansdown, one of the most sought after locations in Bath.



Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West.



A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, also located on Lansdown.



The city centre is just half a mile walk, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



3 Springfield Place

3 Springfield Place is an elegant, Grade II listed Regency villa over three floors, set back from the road, with a good-sized driveway at its front. Inside the side entrance door, a light and spacious hall leads to a study on the right and a generous cloakroom/WC to the left. Straight ahead, the hall continues to two further rooms - the dining room has views west to the garden, the living room faces the front, overlooking the drive. Most of the rooms throughout this charming property have attractive period details, including fireplaces, window shutters, coving and high ceilings with historical 'roses'.

Stairs down to the lower ground floor lead to the kitchen/breakfast room, with flagstone flooring, fitted units, built-in appliances and granite worktops. A range cooker sits in the chimney breast with traditional shelving either side and there's a walk-in pantry. A half-glazed door opens directly onto the rear garden terrace. The rest of the accommodation on this floor is flexible, currently there's a second living room/snug, as well as a bedroom and shower room.

On the first floor, the principal bedroom suite has views to the garden, original built-in cupboards and a large bathroom with roll top bath and separate shower. The other two bedrooms are both doubles, have fireplaces and share a family bathroom. There's generous storage on the landing, as well as in the loft, and the landing has natural light from its roof skylight.



Gardens and Grounds

At its front, a stone wall and hedging separate the drive from the pavement. There's private parking on the drive, with space for turning. A step up leads to an iron canopy porch, with intricate ironwork on two sides - it makes for a grand entrance. At the side of this, a path leads to a gate into the rear walled garden which is mostly flat. A paved terrace spans the full width of the house and there are glazed store rooms either side, attached to the house. Rectangular flower beds at the centre of the garden have gravel paths in between, and two large, wooden sheds offer useful storage space.

Property Information

Tenure: We are advised that the property is Freehold.

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

Council Tax: Band G

EPC: E

Postcode: BA1 5RA

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



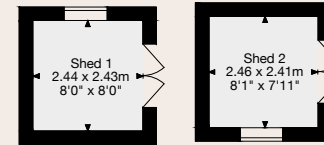
Approximate Gross Internal Floor Area

Main House: 240 sq m / 2,583 sq ft

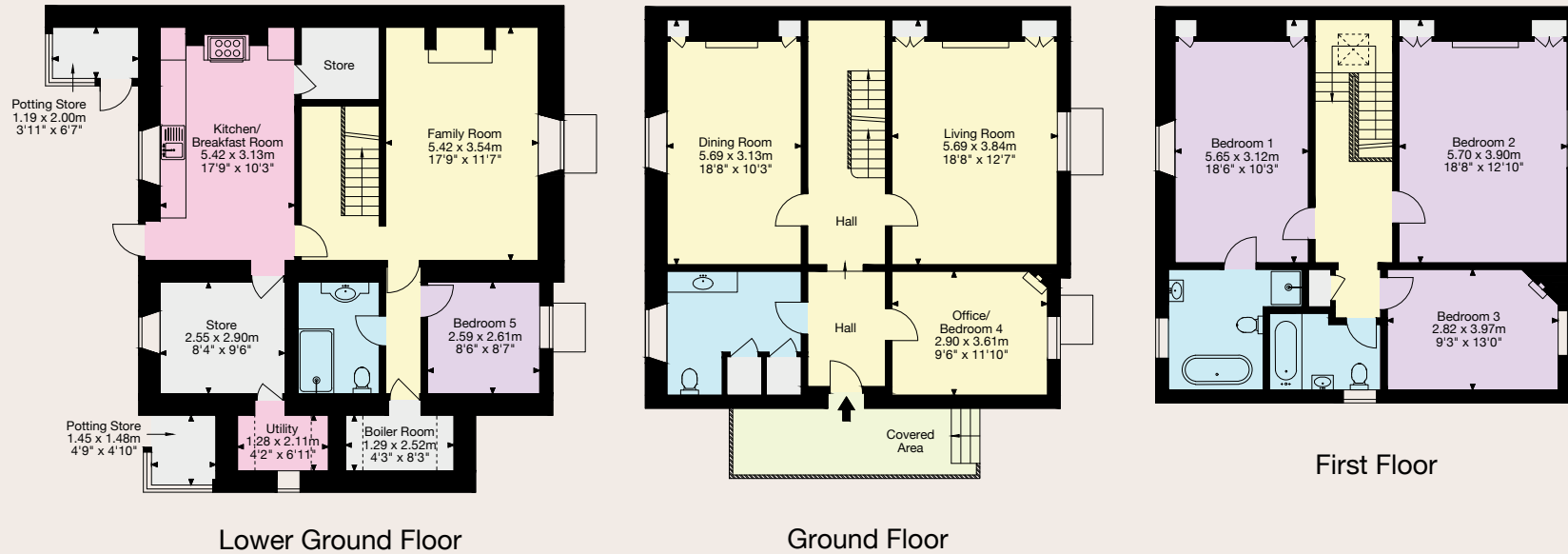
Outbuildings: 16 sq m / 172 sq ft

Total Area: 256 sq m / 2,755 sq ft

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.



Outbuildings



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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 July 2024. Photographs and videos dated July 2024.

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