

# 24 Upper Camden Place

Bath







# A five bedroom, Grade II listed Georgian family home in a popular Camden location.

M4 (J17 or 18), 10 miles | Central Bath, 1 mile  
(Distances and times approximate).

  
4-5

  
3

  
2

## Summary of accommodation

### The House

- Ground Floor: Hall | Kitchen | Dining Room | Utility | Vaults
- First Floor: Living Room | Bedroom/Study | Garden Room | Shower Room
- Second Floor: Principal Bedroom Suite | Family Bathroom
- Third Floor: Three Bedrooms

### Outside

Front and Rear Terraced Gardens | Courtyard | Vaults



## Situation

(Distances and times are approximate)



Upper Camden Place is on Bath's highly desirable northern slopes, boasting panoramic views over the city. Located in an elevated position in the fashionable area of Camden, a short walk into the city centre offering easy access to central Bath's shops, restaurants, bars and the many cultural attractions of this World Heritage site. Locally Larkhall village has a great selection of shops, a delicatessen, supermarket, bookstore, pharmacy and pubs and a café. Upper Camden is just over a mile from Bath Spa mainline train station and very conveniently placed for easy motorway access via Landsdown and the racecourse.



There are several good state and independent schools within easy reach, including Atelier nursery, St Stephen's primary school, Kingswood and The Royal High School. There is an active resident's association and neighborhood watch scheme, and a few minutes' walk from Camden are the open spaces of Camden Meadow and Hedgemoor Park.



There are also a huge range of sporting opportunities close by including tennis courts, rugby pitches, golf courses and horse racing at the Bath Racecourse.





## The House

Number 24 is located above Camden Road in an elevated position, set back and tucked away behind garden walls with extensive views from many of the south facing windows. It's a spacious family home over four floors, with attractive period details in every room. The hallway features original wood floorboards and an archway to the rear hall. There are two large rooms on this floor - the kitchen and the dining room, with double doors separating (or joining) them. The kitchen has units along one wall, granite work tops, with the sink next to the window, looking into a courtyard. The oven range is set into the chimney breast, there's open shelving in one alcove, and a cupboard in the other. There's plenty of space here for an island unit or kitchen table.

The dining room has a fireplace with a working gas fire and built-in shelving and cupboards in both alcoves. A large window has attractive views to the front garden. At the rear of the hall on this floor, is an under stairs cupboard and door to the utility room. There's access here to a vault and onto a small, external courtyard (with further storage).

Up the first half landing, a half-glazed door opens onto a tiled garden room where there is a shower room and door to the rear garden. There is a living room and study/bedroom on the first floor. The living room has one large floor to ceiling window offering extensive views across the city and to the southern hills beyond. It also has a working jet master fireplace. Both rooms have high ceilings, fireplaces, shutters and natural wooden doors. The second floor is home to the principal bedroom suite, again with wonderful views, storage and also a discreet ensuite shower room. The family bathroom is on this floor, with three good-sized bedrooms on the fourth.





## Gardens and Grounds

From Camden Road, a wrought iron gate opens onto steps up to the front door, passing through terraces on the way. Closest to the house there is a paved terrace, with a deep flowerbed at the front and running along the length of the boundary wall. There are several specimen trees and mature shrubs, with space for outdoor furniture in this private spot. On the ground floor, a small courtyard is accessed via the utility room, with storage under the first floor terrace. The rear walled garden is accessed from the first half landing via a rear hallway. The lower terrace has slate flooring and is a great spot for a barbecue and dining. Steps up from here lead to a second gravelled garden with deep borders for planting. It is a peaceful, private spot where you can enjoy the sound of birdsong coming from the woodland behind it.

## Property Information

**Postcode:** BA1 5HX

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

**Local Authority:**  
Bath and North East Somerset Council

**Council Tax:** Band F

**EPC:** E

**Method of Sale:** We are advised that the property is Freehold. No onward chain.

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



Approximate Gross Internal Floor Area  
248 sq.m / 2669 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.



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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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