

22 Lansdown Park

Bath





An extended and refurbished detached family home in a generous plot on this highly desirable no-through road.

M4 (J17 or 18) 8 miles, Central Bath 2 miles.
(Distances approximate).


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2


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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen/Breakfast/Family Room | Sitting Room | Study/Snug Room | Utility Room | WC

First Floor: Principal Bedroom Suite | Four Bedrooms | Family Bathroom | Eaves Storage

Garden and Grounds

Front and Rear Gardens | Drive | Porch | Garage | Garden Kitchen | Hot Tub | Utility Courtyard | Two Sheds



Situation

Located on the upper north slopes of Bath, Lansdown Park is in a sought-after location, in a woodland setting just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, easy access to the Cotswold way and highly regarded selection of private and state schools.



The House

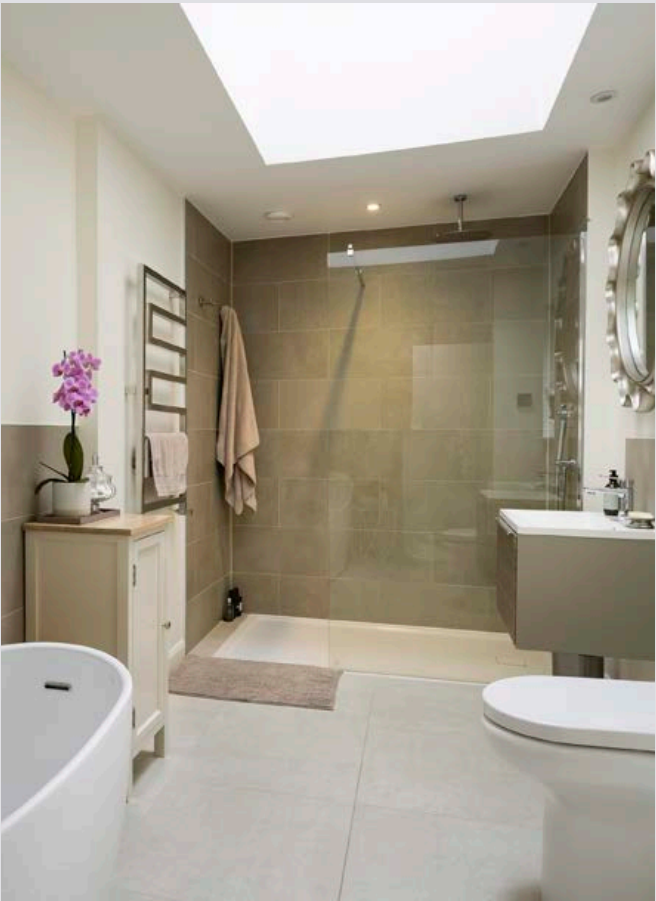
Built in the 1970s, Lansdown Park is a quiet and secluded cul-de-sac in a woodland setting, set back from Lansdown Road. Number 22 has been recently remodelled and extended to create an impressive and stylish home with the generous lateral living spaces sought after for modern family living.

Inside, a light-filled hallway is a welcoming entrance. Crittall-style glazed doors and wall panels separate the accommodation, creating an open feel while allowing the spaces to maintain their warmth. The generous, L-shaped kitchen/dining/living room has engineered Oak flooring with underfloor heating, large, fixed-casement windows and skylights and glazed sliding doors to the garden. It's a fabulous space that allows all the family to be present in one room, with several seating areas and views onto the attractive, landscaped garden. The well-equipped, handmade kitchen (Handmade Kitchens of Christchurch), has pale granite worktops, an oversized island/breakfast bar and large larder cupboard. Siemens appliances are built-in, with two ovens, an induction hob and extractor fan.

The utility has floor-to-ceiling cupboards, tiled flooring and a door out to a rear courtyard; this room doubles up as a useful 'boot-room'. The snug/study is tucked away in the corner of the ground floor - yet is connected to the kitchen, so its use is really flexible. Crittall-style glazed doors connect the sitting room to the open plan living room (and to the hall way on the other side): it's a cosy, carpeted space with a stone fireplace and wood burner.

Upstairs, the carpeted landing runs the width of the house, leading to bedrooms on each end. As with the ground floor, skylights in strategic places bring light into the spaces, creating warmth and atmosphere. The principal bedroom suite has views to the garden on one side, sloped ceilings with Velux windows on the other and a slick shower room with additional storage in the eaves. There's a family bathroom with bath and shower, and four more bedrooms with fitted storage, as well as loft space.







Outside

At the front, an attractive, brickwork drive extends to the side of the garage, merging with the footpath to the front porch. Laurel hedging curves along either side of the house and a flat lawn, dotted with topiary balled shrubs.

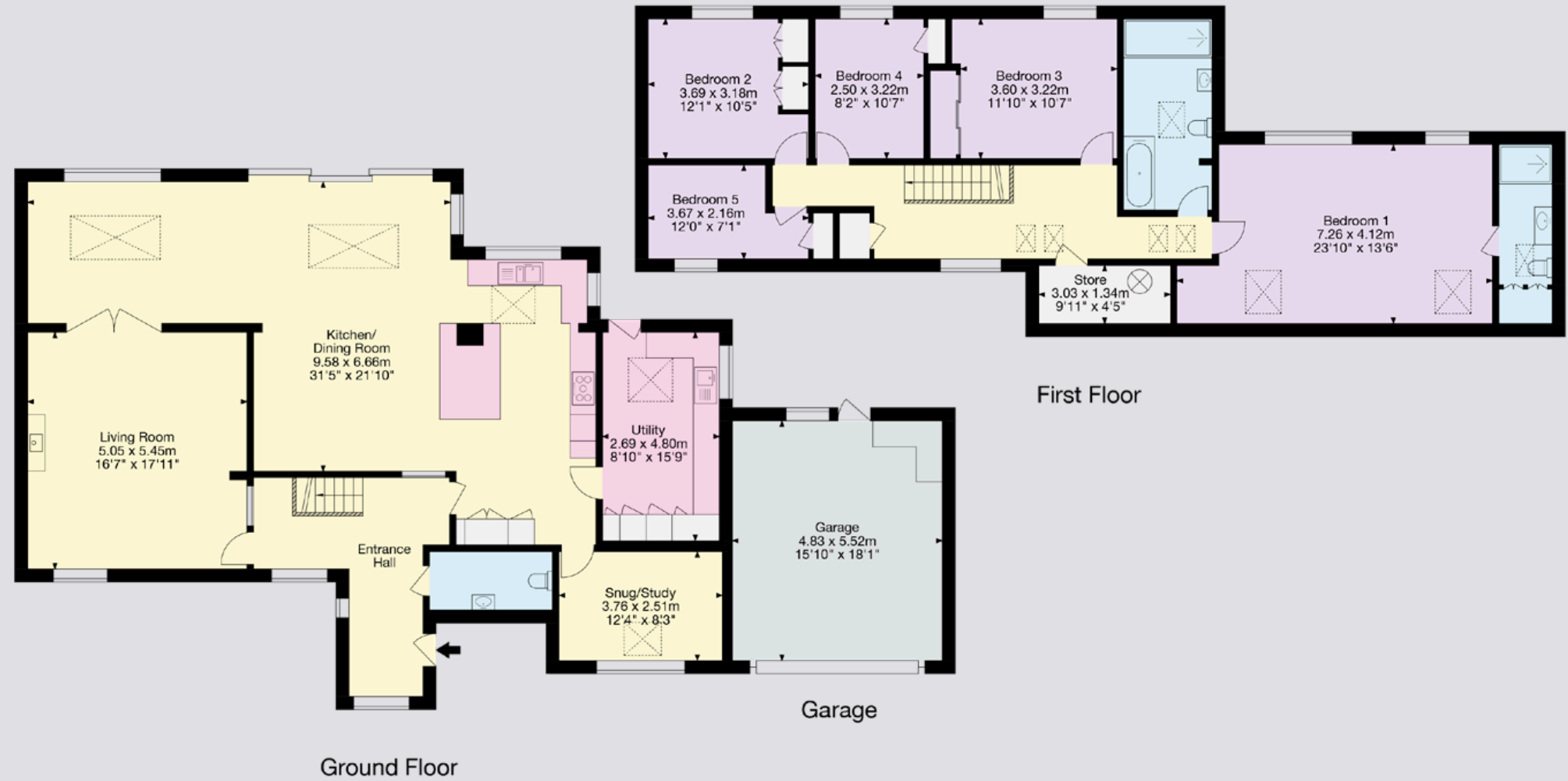
At the rear, the immaculate hedging and topiary continues, framing the Milllboard decking that connects the outside spaces to the indoors. On one side, a paved dining terrace features a garden kitchen, complete with BBQ and pizza oven. This, in turn, connects to the utility courtyard and through to the front, via double wooden gates.

A lawn stretches across most of the rear garden, with mature shrubs and hedging either side. The landscaped gardens are cleverly designed, with a 'hidden' terrace at the rear, tucked away behind hedging. Here, large, stone paving with discreet lighting, is enclosed by wooden slatted fencing, creating a private space for relaxing in the hot tub. (Hidden behind this, there are two large garden sheds). This property - and its outdoor spaces - offer the best of modern, stylish design, as well as practical features.

FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 251 sq m / 2,701 sq ft
Garage = 26 sq m / 279 sq ft
Total Area = 277 sq m / 2,980 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.



Property Information

Method of Sale:

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:

C

Postcode:

BA1 5TG

Viewings:

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



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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 June 2025. Photographs and videos dated May 2025.

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