



1 LANSDOWN SQUARE EAST

Bath



A CONTEMPORARY FOUR-BEDROOM TOWNHOUSE OVERLOOKING OPEN COUNTRYSIDE ON BATH'S NORTHERN SLOPES.

Ground Floor: Hallway | WC | Utility | Kitchen/Dining/Living Room

First Floor: Principal Bedroom Suite | Bedroom/Study | Reception Room

Second Floor: 2 Bedrooms | Bathroom

Private and Communal Gardens: 2 Outside Terraces | Garage + Allocated Parking Space

			EPC
4	3	2	B

Postcode: BA1 9DS

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

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

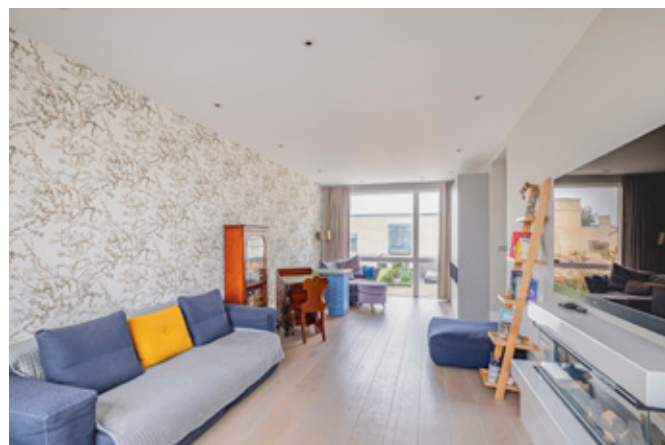
Viewings: Strictly by prior appointment with the Knight Frank, LLP



SITUATION

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, 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, as well as a highly regarded selection of private and state schools.

Distances: M4 (J17 or 18) 8 miles, Central Bath 2 miles,
(All distances are approximate).



THE HOUSE

Set at the end of Granville Road, No. 1 Lansdown Square East enjoys open countryside on two sides and overlooks a landscaped private square. With its Bath stone exterior and clean contemporary design, this townhouse blends classic Bath character with modern comfort. The property includes a generous garage with power and storage, plus parking for an additional car.

Inside, high ceilings, oak floors and underfloor heating throughout create a warm, refined feel. The hallway offers built-in storage, a cloakroom and utility, leading to an open-plan kitchen, dining and living space. Large sliding doors connect directly to the garden. The kitchen features soft taupe-grey cabinetry, a central island, Siemens appliances (including two ovens, two fridge-freezers, a dishwasher and wine fridge) and a Quooker boiling-water tap.

On the first floor, the reception room spans the depth of the house and opens to a large L-shaped terrace. The principal bedroom suite includes fitted wardrobes, an ensuite shower room and access to the terrace. A further bedroom, currently used as an office, overlooks the square. The second floor offers two additional bedrooms, a family bathroom and a second private terrace.

Recent upgrades include enhanced heating controls, thermostatic towel rails and improved system efficiency—adding to the home's already exceptional specification.



GARDENS AND GROUNDS

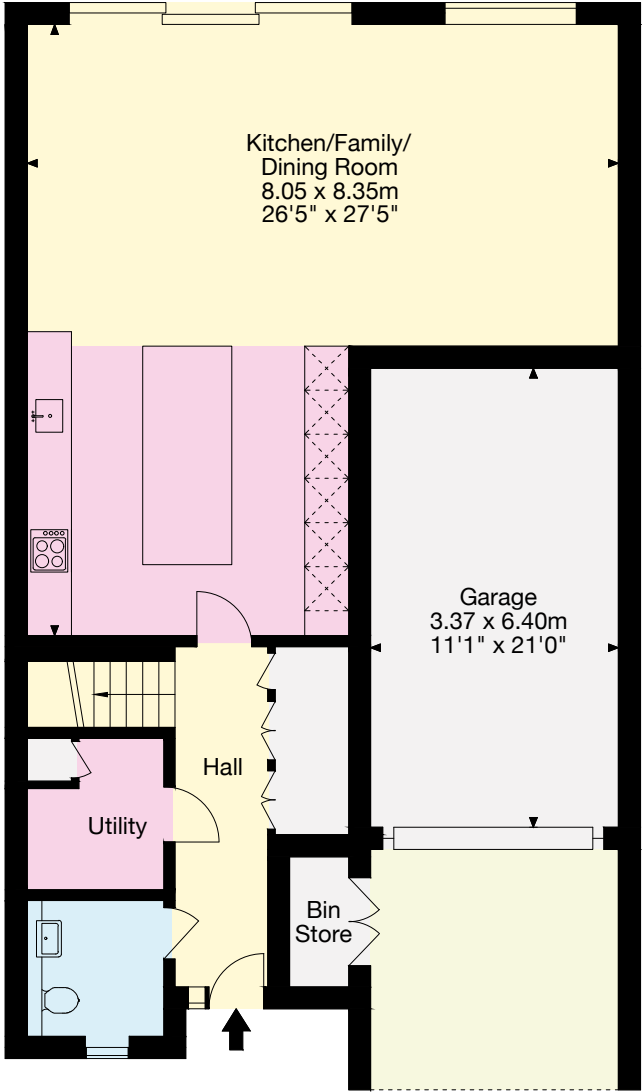
At the front, the house faces the private square with its allocated parking bay. The garage provides extra storage and space for a small car in front.

To the rear, the landscaped garden extends from the kitchen onto a decked terrace and paved seating area surrounded by evergreen planting and built-in seating.

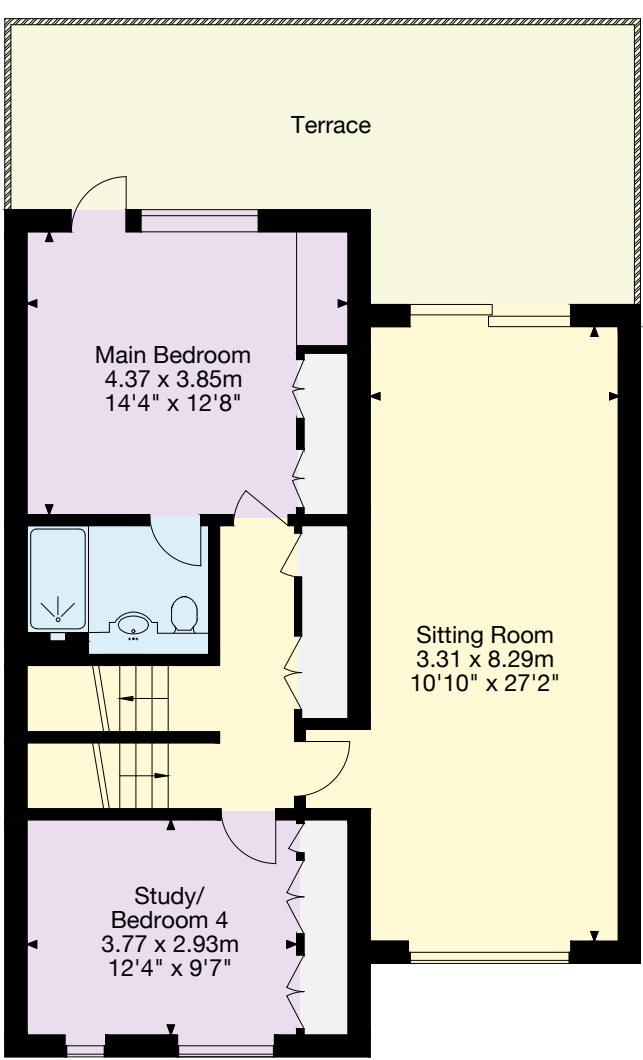
Residents also enjoy access to the development's communal green spaces, including the square opposite and a larger shared garden with lawns, planting, seating areas and far-reaching views over Bath and the surrounding hills.

DIRECTIONS

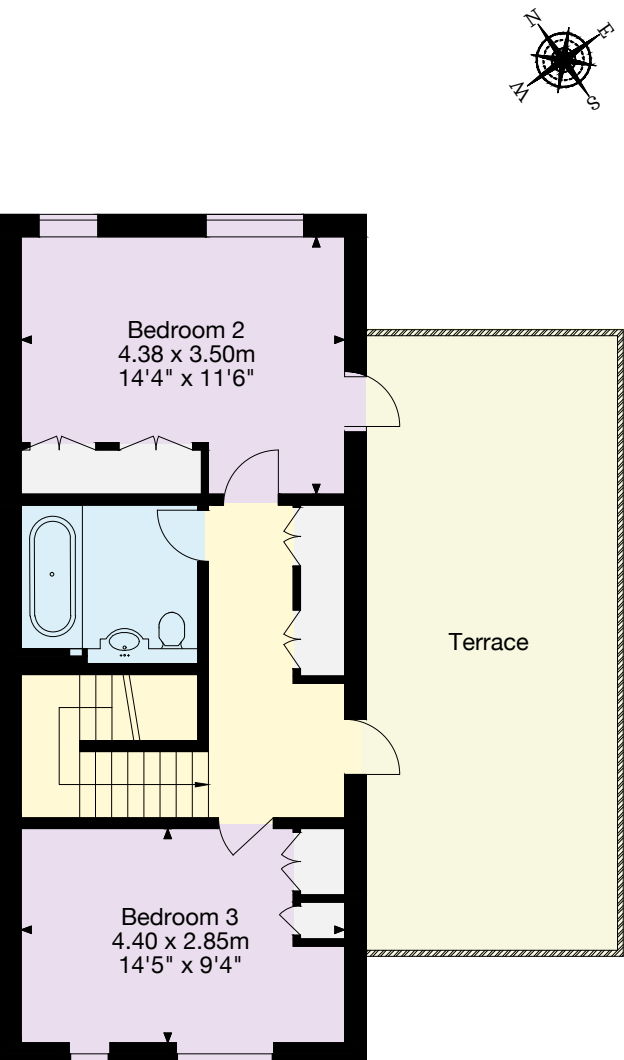
From Queen Square, proceed along Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up, past The Hare and Hounds pub on the right. Turn right into Granville Road and towards the end of this road, Lansdown Square East is on the right.



Ground Floor



First Floor



Second Floor

Gross Internal Area (Approx.)
Main House = 201 sq m / 2,163 sq ft
Garage = 21 sq m / 226 sq ft
Total Area = 222 sq m / 2,389 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October and May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.