



25 ROYAL CRESCENT

BATH



**‘A MAGNIFICENT GRADE I LISTED TOWNHOUSE
WITH COACH HOUSE AND PRIVATE PARKING,
SITUATED IN BATH’S MOST ICONIC ADDRESS’**

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall | Kitchen/breakfast room | Dining room | Garden room

First Floor: Drawing room | Withdrawing room

Second Floor: Principal bedroom with en-suite bathroom | Kitchenette | Study

Third Floor: Four double bedrooms | Family bathroom | Shower room

Lower Ground Floor: Utility room | Cinema room | Gym | Steam/spa room | Wine cellar with bar and tasting vaults

Coach House: Open plan kitchen and reception room | Bedroom 1 with ensuite bathroom
2 further double bedrooms with ensuite shower rooms | Utility room

Outside: Garden | Terracing | Parking | Double garage | Double garage/games room



SITUATION

The Royal Crescent is a renowned address and forms the centrepiece of Bath's architectural heritage, with commanding views across the City. It was designed by John Wood the Younger, built between 1767 – 1775 and is regarded as one of the finest examples of Georgian architecture in the UK.

Overlooking perfectly maintained lawns and the Royal Victoria Park, the Crescent features a historic ha-ha, designed to keep grazing animals away from the formal garden areas.

Bath is a World Heritage city which offers a variety of historical, cultural and leisure facilities. There is a wide range of schools in the area including Prior Park, Monkton Combe, King Edward's, The Royal High School for Girls, and Kingswood.

The transport links are excellent with a mainline rail service to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes).



THE PROPERTY

This immaculate townhouse has been renovated to a high specification. It features impressive, elegant proportions, exquisite original period details and excellent natural light throughout.

On the ground floor, the reception hall leads into a superb kitchen / breakfast room, which is fitted with bespoke units, Gaggenau and Sub Zero appliances. Beyond the kitchen is a stylish dining room and a garden room at the rear, with direct access in the garden.

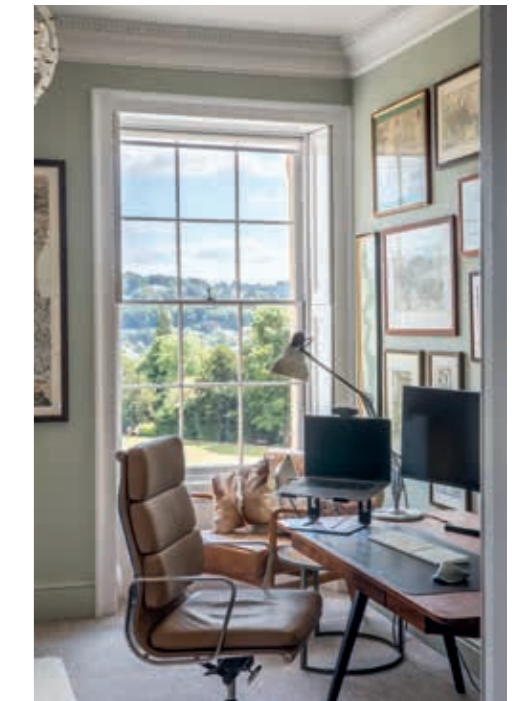








A magnificent central staircase with mahogany handrail rises to the upper floors. The classic drawing room and withdrawing room occupy the full width of the first floor, with three large sash windows that offer far-reaching views. On the second floor there is the principal bedroom with a luxurious en-suite bathroom, study and a convenient kitchenette. The top floor has four further bedrooms, a family bathroom and shower room.





The substantial lower ground floor comprises the utility room, cinema room and gym, together with a steam room / spa room. The vaults have been restored to create a fantastic wine cellar with bar and tasting area.



FLOOR PLAN



GARDEN

The garden is beautifully landscaped and runs the full width of the house. It is accessed directly from the garden room, blending the house seamlessly with terraced seating area, making it perfect for outside dining and entertaining. It has been carefully planted to give colour and interest throughout the seasons. There is a well-maintained lawn and sheltered areas to enjoy at any time of day.



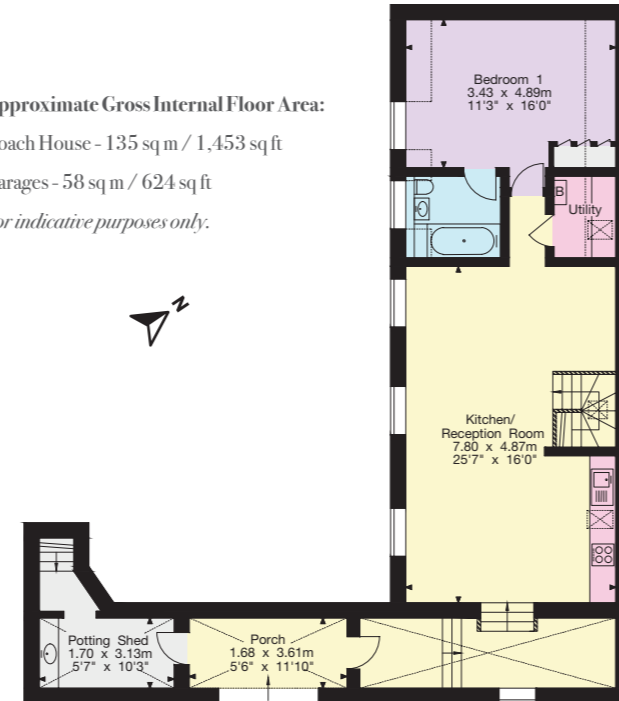
THE COACH HOUSE

At the far end of the garden is the Coach House which provides generous secondary accommodation. It comprises three double bedrooms, with en-suite bathroom / shower rooms arranged over two floors.

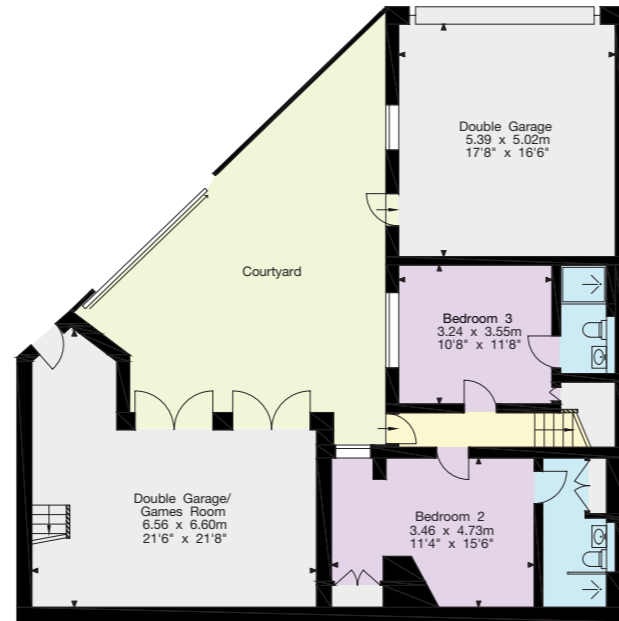
There is ample parking with two double garages (or games room) and sufficient space in the courtyard.



Approximate Gross Internal Floor Area:
 Coach House - 135 sq m / 1,453 sq ft
 Garages - 58 sq m / 624 sq ft
For indicative purposes only.



First Floor



Ground Floor

PROPERTY INFORMATION

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Bath and North East Somerset

COUNCIL TAX BAND

Band H

POSTCODE & WHAT3WORDS

Postcode: BA1 2LT | What3words: ///sank.grades.lime

INTERIOR DESIGNER

Clair Strong Interior Design



For identification purposes only. Not to scale.

Viewing strictly by appointment only. Please contact the selling agents:

Knight Frank Country Department
 55 Baker Street
 London W1U 8AN

James Crawford
 +44 (0)20 7861 1065
 james.crawford@knightfrank.com

Knight Frank Bath
 4 Wood Street
 Bath BA1 2JQ

Charlie Taylor
 +44 (0)1225 325 993
 charlie.taylor@knightfrank.com

www.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. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 February 2026. Photographs dated July 2025. 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.

© Designed & produced by Bespoke Brochures | bespokebrochures.co

