






ORCHARD HOUSE

Bathwick Hill, Bath, BA2



A SUPERB DETACHED FAMILY HOME WITH PARKING AND LAND

This exceptional property hosts a garage, private drive and exceptional grounds, occupying a prime position on Bath's sought-after southern slopes within easy reach of the city centre.

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Land Area: 2.94 acres

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

Local Authority: Bath & North East Somerset | Council Tax band: G

what3words: ///jazz.tunnel.bless

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

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



SITUATION

Orchard House enjoys a prime and elevated position on Bathwick Hill, one of Bath's most sought-after residential addresses. Accessed via a private drive, the property benefits from a rare sense of privacy and open green surroundings, with immediate access to the Kennet & Avon Canal and the National Trust's Bathwick Meadows, part of the renowned Bath Skyline walk.

Despite its tranquil setting, the house is within easy reach of Bath city centre, with its outstanding cultural, dining and retail offering. There is an excellent selection of highly regarded schools nearby, including King Edward's School, Prior Park College and The Paragon. Bath Spa railway station provides direct services to London Paddington, while the M4 (Junction 18) lies approximately 10 miles to the north.





THE HOUSE

Orchard House is an impressive detached family home, discreetly set back from Bathwick Hill behind a private driveway and occupying a generous and exceptionally private plot. The house is ideally positioned to take full advantage of its setting, enjoying far-reaching views across its own land, the surrounding hillsides and towards the city of Bath.

The property has been thoughtfully extended and maintained by the current owners over more than 40 years, creating a well-balanced home with an excellent flow between the principal living spaces. A spacious entrance hall provides a welcoming introduction, leading through to the main reception rooms, where hardwood flooring and generous proportions create a sense of continuity and light. The drawing room benefits from tall windows overlooking the front aspect.





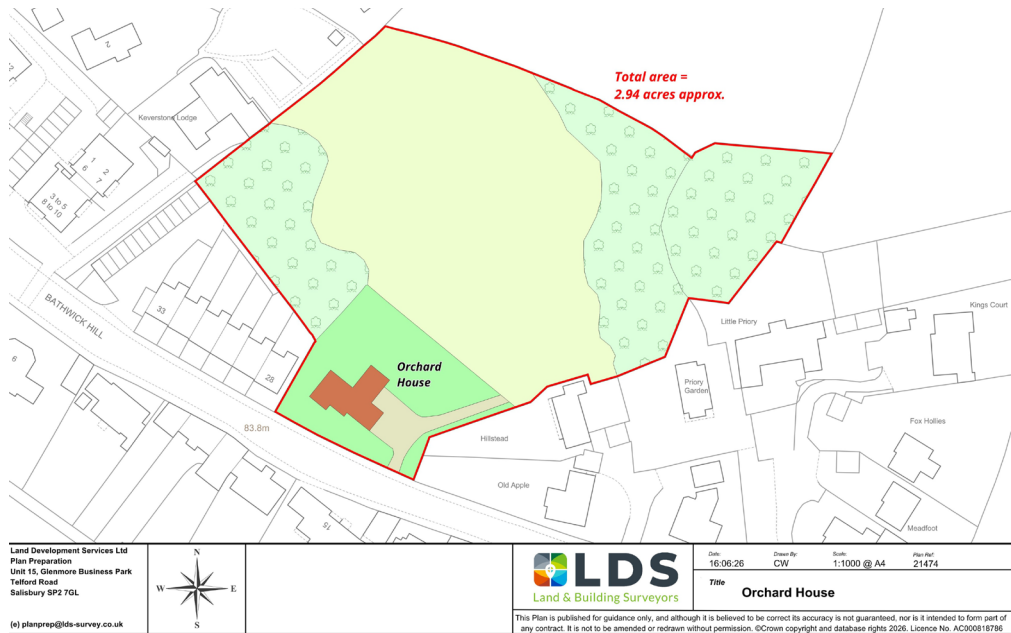


At the heart of the house is the kitchen and dining area, designed by Woodhouse & Law Interiors, featuring a central island and bespoke dresser unit. The dining area benefits from direct access outside, while a slightly elevated family room/snug enjoys particularly fine views across the city and surrounding countryside, with double doors opening onto a terrace that provides an ideal setting for entertaining and al fresco dining. Additional ground floor accommodation includes a study, a temperature-controlled wine store, utility room, cloakroom and internal access to the double garage.



The bedroom accommodation is arranged over the upper floors, with the first floor providing three well-proportioned bedrooms, two en suite, together with a family bathroom. The second floor is dedicated to the principal suite, with dressing room and en suite bathroom, complemented by a further bedroom which could also serve as a nursery or study.





OUTSIDE

A particular feature of Orchard House is the exceptional extent of its grounds, extending to approximately 3 acres, a rare and highly prized attribute for a property so close to Bath city centre. The land includes a substantial private field, bordered by National Trust land within an Area of Outstanding Natural Beauty, offering a remarkable sense of space, privacy and a direct connection to the surrounding countryside.

The gardens immediately surrounding the house are attractively planted with a variety of shrubs, flowering plants and small trees, complemented by terraces ideal for al fresco dining and entertaining. A private driveway provides ample parking, together with a double garage.



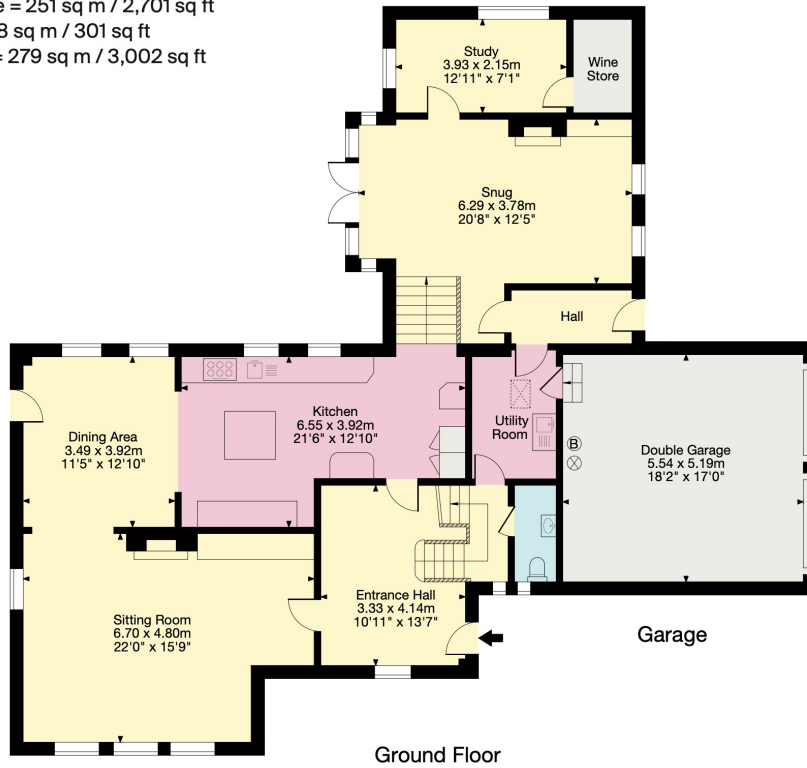


Orchard House

Bathwick Hill, Bath



Gross Internal Area (Approx.)
 Main House = 251 sq m / 2,701 sq ft
 Garage = 28 sq m / 301 sq ft
 Total Area = 279 sq m / 3,002 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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