



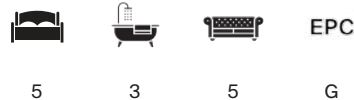
QUEEN SQUARE

Bath, BA1



A BEAUTIFULLY RESTORED GEORGIAN TOWNHOUSE

Historically associated with Jane Austen, offering elegant living with rare parking in the heart of Bath.



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

Heating: Smart in-space electric heating with app-based zoned controls, allowing rooms to be heated individually or by area for enhanced comfort and economy.

Local Authority: Bath and North East Somerset Council | Council Tax: To be advised

what3words: ///transmitted.bars.demand

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

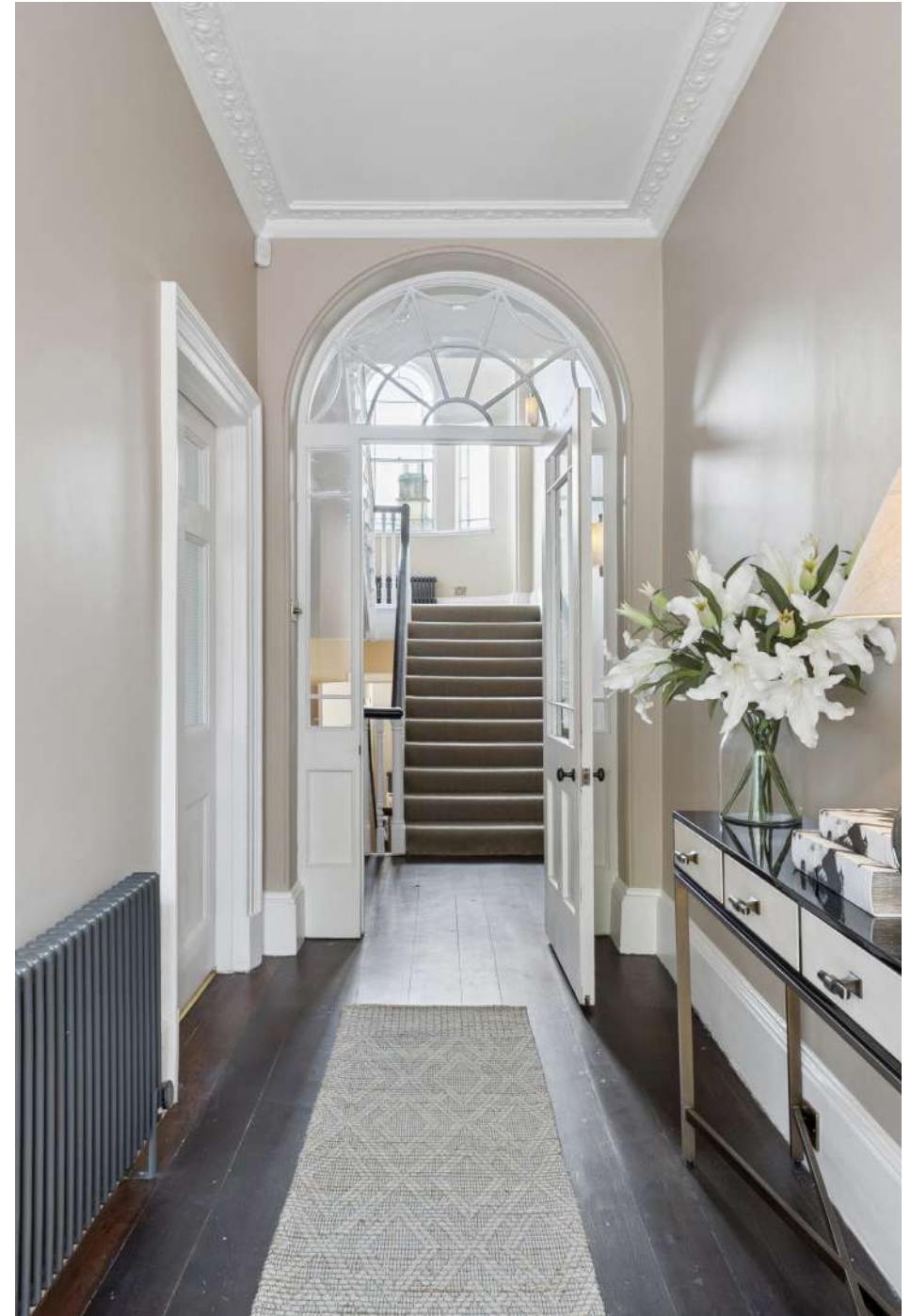
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Queen Square occupies one of the most prestigious and historically significant positions in the city of Bath. Designed by John Wood the Elder between 1728 and 1735, it is widely regarded as one of the finest examples of Georgian town planning in Europe. At the centre of the square, enclosed by elegant wrought-iron railings, are landscaped lawns, gravel walkways and a handsome obelisk erected in honour of Frederick, Prince of Wales.

Bath is a UNESCO World Heritage Site and offers an exceptional range of independent shops, restaurants, cultural attractions and leisure facilities, together with two highly regarded universities. Royal Victoria Park, with 57 acres of open parkland and botanical gardens, lies just a short walk away. The city also provides an excellent selection of state and private schools and benefits from a mainline rail service to London Paddington in approximately 75 minutes.









THE HOUSE

Occupying a prime position on the highly sought-after south side of Queen Square, this exceptional Grade I listed Georgian townhouse offers an increasingly rare opportunity to acquire a home of historic importance combined with meticulous modern refinement, in the very heart of Bath.

Designed by John Wood the Elder and completed between 1728 and 1735, Queen Square marked the beginning of Bath's iconic architectural legacy and quickly became the centre of Georgian social life under Beau Nash. Number 13 is also historically significant as an early residence of Jane Austen, during her time in Bath while writing *Northanger Abbey*.

Formerly the offices of Stone King Solicitors for just over 200 years, the property has been carefully and comprehensively restored by APS Homes, with interiors and bespoke kitchen by Woodhouse & Law. The result is an elegant fusion of period detailing and contemporary craftsmanship, retaining original fireplaces, fine cornicing, sash windows and bespoke joinery throughout.







Arranged over five floors, the accommodation follows the classic Georgian townhouse plan. The lower ground floor provides a beautifully appointed bespoke kitchen with Miele appliances, wine fridge and Modern Quartz worktops in Calacatta Gold, alongside informal dining and utility areas. Original vaults have been retained for storage, with one converted into an impressive wine cellar, and a panelled winter garden/snug adds a further versatile living space.

The principal reception rooms sit on the first floor, with grand interconnecting drawing and withdrawing rooms overlooking Queen Square, offering light-filled, elegant entertaining spaces. The upper floors provide five bedrooms in total, including a generous principal suite and well-appointed family and ensuite bathrooms, all enjoying excellent natural light and refined finishes.





OUTSIDE

A particularly rare feature for a Georgian townhouse of this stature, the property benefits from a private garage providing secure parking for two vehicles, located discreetly to serve Queen Square, this offers invaluable convenience for central Bath living.

Residents also enjoy immediate access to the beautifully maintained gardens at the centre of Queen Square, enclosed by wrought-iron railings and laid to lawns, gravel paths and mature planting, with an obelisk forming a striking focal point. Royal Victoria Park is just a short stroll away, providing 57 acres of green space, botanical gardens and leisure facilities.





Jane Austen

-1799-

Queen Square, Bath BA1 2HN
 Gross Internal Area (Approx.)
 No. 13 = 456 sq m / 4,908 sq ft
 Vaults = 57 sq m / 613 sq ft



Lower Ground Floor

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



Ground Floor



First Floor



Second Floor



Third Floor

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 2025.

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