



17 SION HILL

Bath, BA1



A DISTINGUISHED GRADE II LISTED GEORGIAN TOWNHOUSE

Situated in one of Bath's most prestigious locations, 17 Sion Hill enjoys exceptional panoramic views over the city.



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EPC

E

Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

what3words: ///rocket.rock.wider

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

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



SITUATION

Situated on the western fringes of Bath, Sion Hill is recognised for its exceptional townscape and refined character. The surrounding area is defined by some of the city's most celebrated Georgian architecture, with elegant terraces and grand period homes enjoying elevated positions and sweeping outlooks, cementing this as one of Bath's most prized residential addresses.

Despite its peaceful and elevated setting, the property is conveniently placed for access into the city centre, which lies approximately a mile away. Bath offers a diverse mix of heritage, culture and modern amenities, alongside excellent schooling options including Kingswood, Bath Royal High School and King Edward's, all within easy reach.







THE HOUSE

This elegant Grade II listed townhouse offers beautifully proportioned accommodation arranged over several floors. Distinct from the conventional Georgian townhouse layout, the house benefits from a more flowing arrangement, unfolding from a central entrance hall where a period staircase rises gracefully. The reception rooms radiate a sense of proportion and refinement and retain original character, including period cornicing and fireplaces.

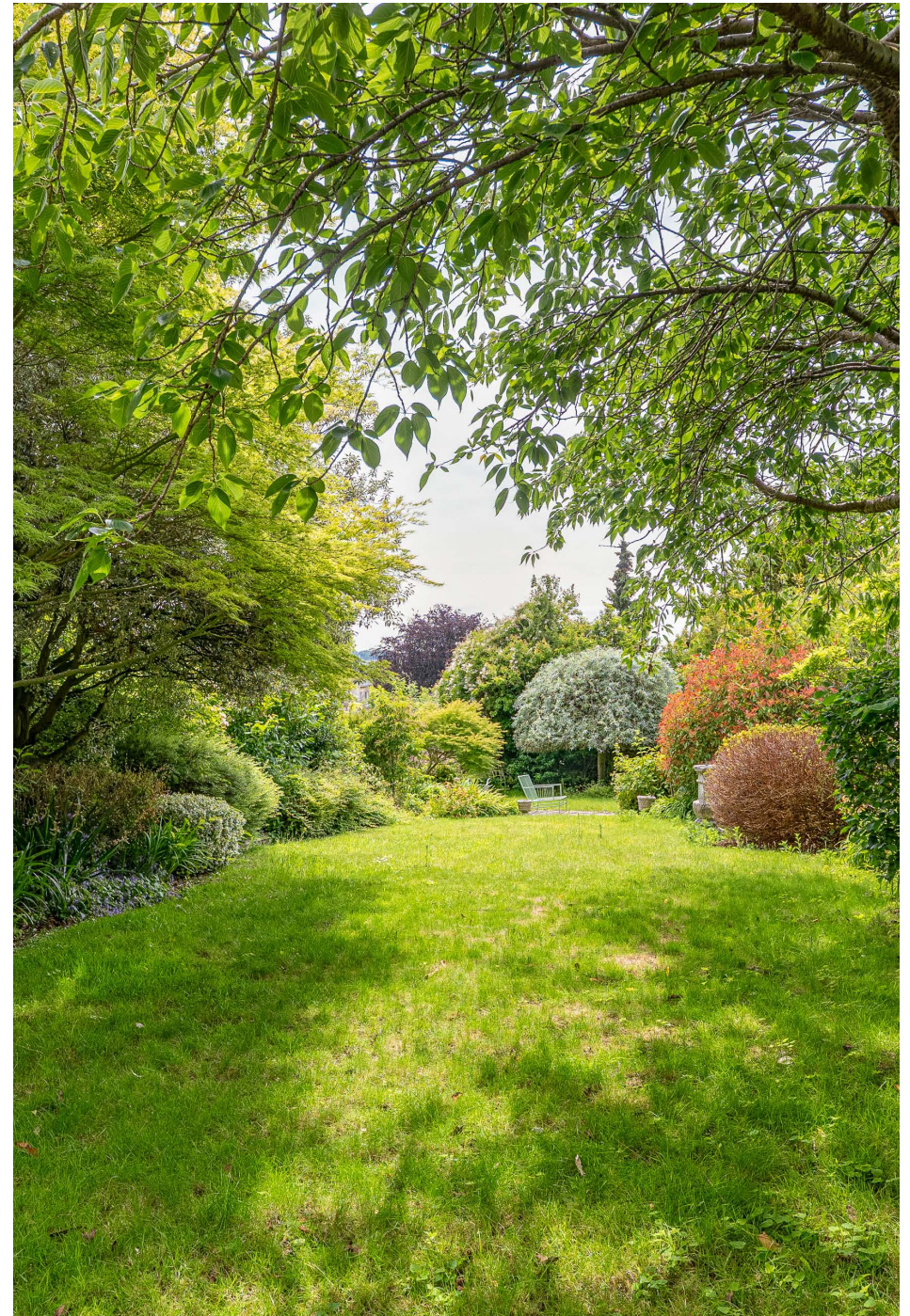
The thoughtful configuration creates a natural connection between the principal living spaces, all of which are garden-facing. Tall sash windows draw in natural light, resulting in a light-filled and sociable environment with a seamless relationship to the south-facing rear garden. The kitchen/breakfast room is both practical and inviting, fitted with traditional cabinetry and an Aga, providing an ideal setting for informal dining and everyday family life. Additional accommodation includes a dining room, study, utility room and abundant storage areas. The upper floors provide well-balanced bedroom accommodation, enjoying elevated views across the city. These comprise a principal suite, an en suite guest bedroom and further bedrooms served by additional bath and shower rooms.



OUTSIDE

The gardens are thoughtfully landscaped, with a predominantly level lawn framed by mature planting, providing a private setting that complements the elegance of the house. A flagstone terrace to the rear offers an attractive space for outdoor dining and entertaining, partially enclosed by classical columns which enhance both privacy and architectural interest.

Parking is well catered for, with a single garage at the property and residents parking available immediately outside.







Sion Hill

Bath, Somerset

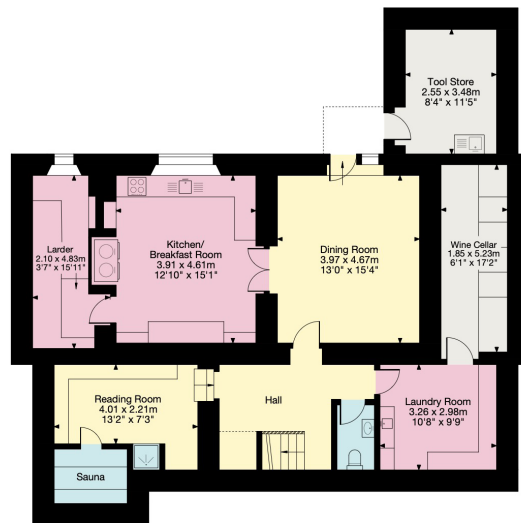
Gross Internal Area (Approx.)

Main House = 354 sq m / 3,810 sq ft

Garage = 19 sq m / 202 sq ft

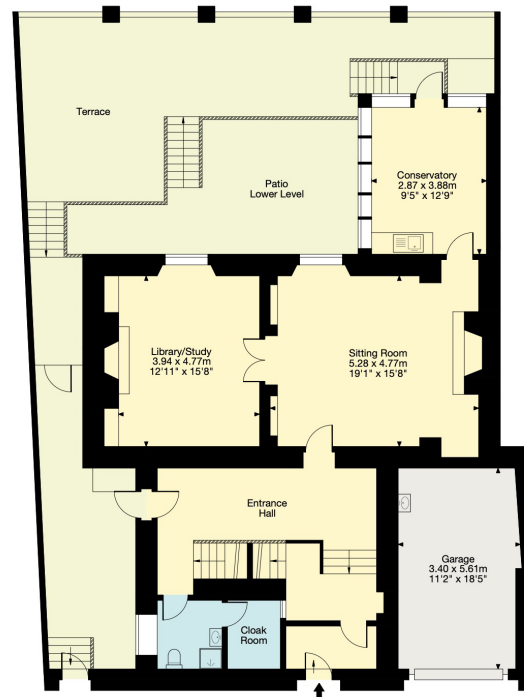
Store = 9 sq m / 99 sq ft

Total Area = 382 sq m / 4,111 sq ft

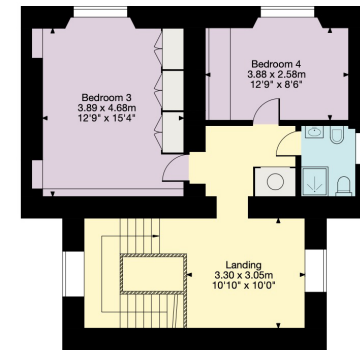


Lower Ground Floor

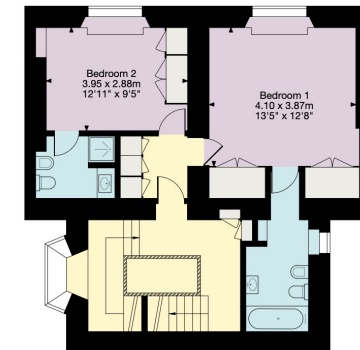
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Ground Floor



Second Floor



First 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 2026.

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