



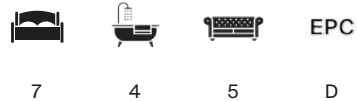
# ENGLISHCOMBE LANE

Bath, BA2



# AN IMPRESSIVE AND HIGHLY VERSATILE EDWARDIAN HOME

Set on the southern slopes of the city with seven bedrooms,  
exceptional reception space, landscaped gardens and a double  
garage.



Services: We are advised that mains water, electricity, gas and drainage.

Local Authority: Bath & North East Somerset Council

Council Tax: G

what3words: ///ritual.cowboy.clay

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

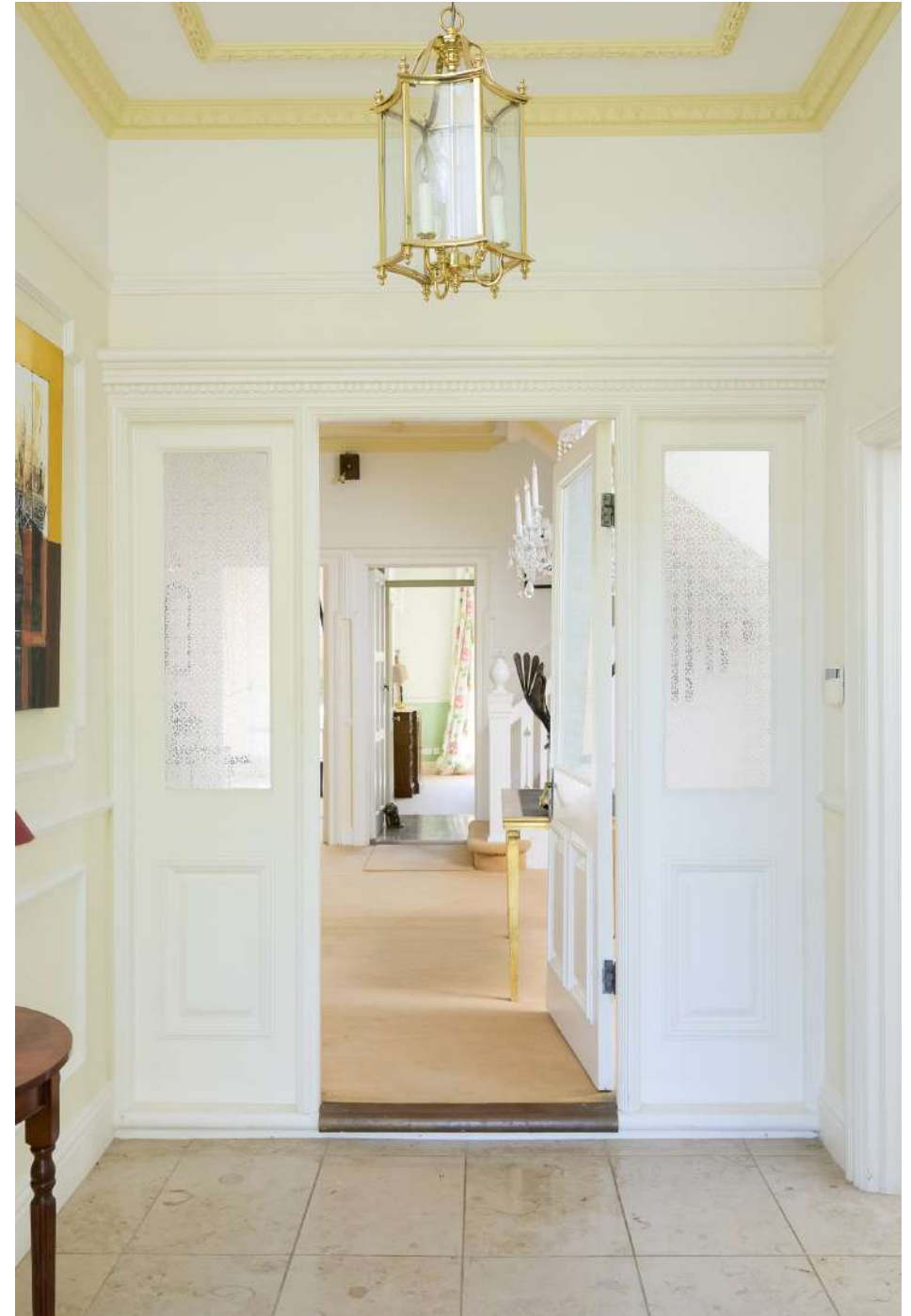
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



## SITUATION

The property occupies a highly sought-after position on the southern slopes of the city, an area particularly favoured by families due to its proximity to a range of well-regarded schools. Beechen Cliff, Moorland and Hayesfield Schools are all within walking distance, while respected independent schools such as Prior Park College and King Edward's School are also close by.

Local amenities are available in nearby Bear Flat and include a small supermarket, popular public house, fine dining restaurant, pharmacy and a range of services for daily needs. Regular bus services provide convenient access to the city centre and Bath Spa railway station, which offers direct services to Bristol and London Paddington. Bristol International Airport is approximately 20 miles away.







## THE HOUSE

This elegant Edwardian family home has been meticulously maintained and sensitively updated, retaining fine period features and generous proportions. Arranged over three floors, the accommodation is expansive and flexible, ideally suited to modern family life, with exceptional reception space, a standout kitchen/breakfast room, landscaped gardens with a southerly aspect and a detached double garage.

A panelled front lobby opens into a magnificent reception hall. The principal reception rooms include an elegant drawing room with feature window and wood-burning stove, a dual-aspect sitting room opening onto the terrace and rear garden, and a formal dining room, all providing excellent flow and versatility.

The kitchen/breakfast room features granite-topped units, an island, Aga and pantry, with rooflights and garden access. The first floor provides a principal suite with dressing room and en suite, four further bedrooms and a bathroom, while the second floor offers two additional en suite bedrooms and a utility room.

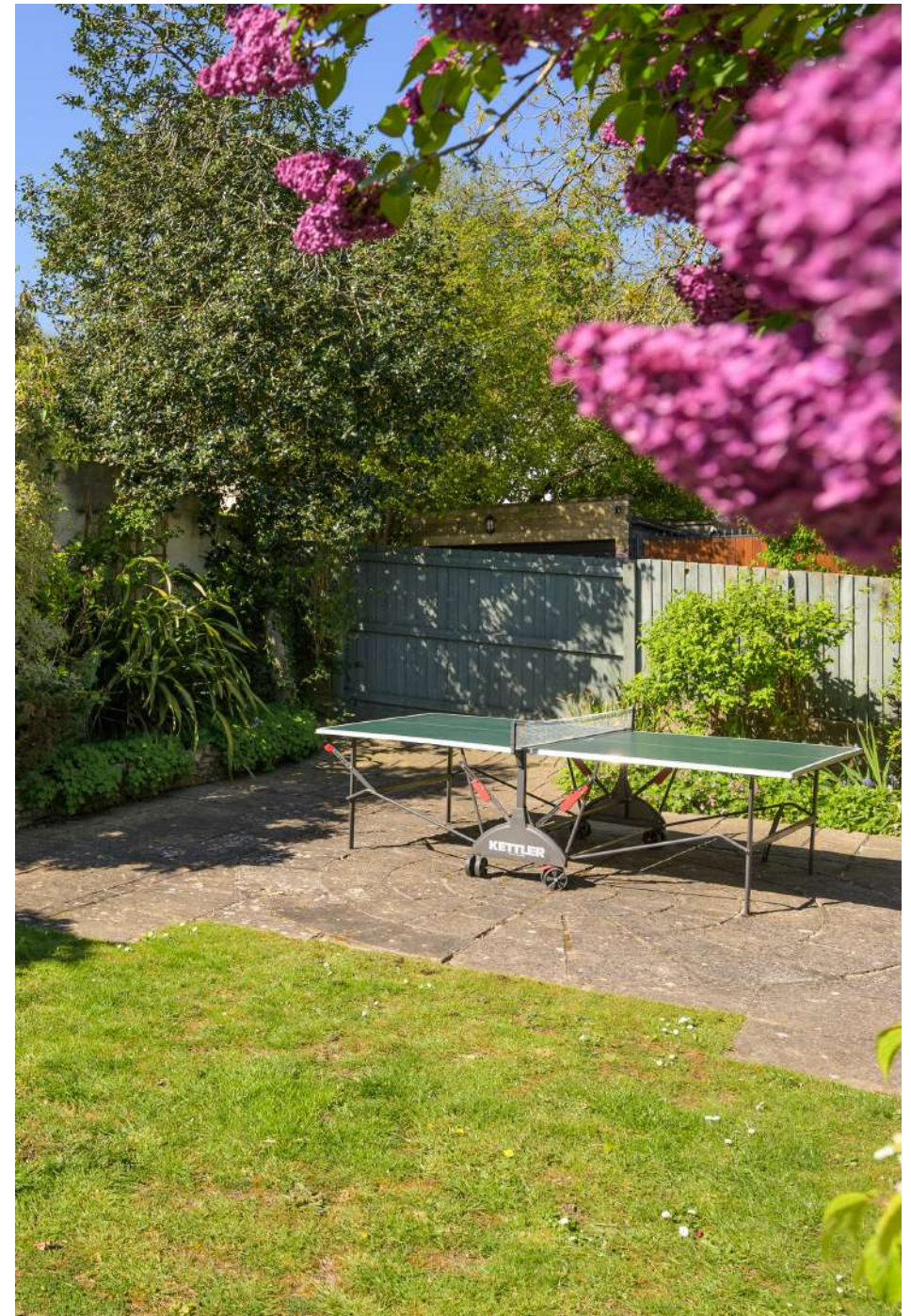


## OUTSIDE

To the front, the garden is laid to lawn with mature shrub planting and hedging, offering privacy and a pleasant approach. Steps rise from a private driveway to a front terrace with portico, retaining wall and built-in bench seating.

The rear garden has been attractively landscaped with terracing, stone pathways and steps leading up to a raised lawn enjoying a southerly aspect. A side pathway with pergola leads to a greenhouse, while further raised seating areas provide ideal spaces for alfresco dining and entertaining.

To the side of the property is a detached double garage, accessed via a shared drive.







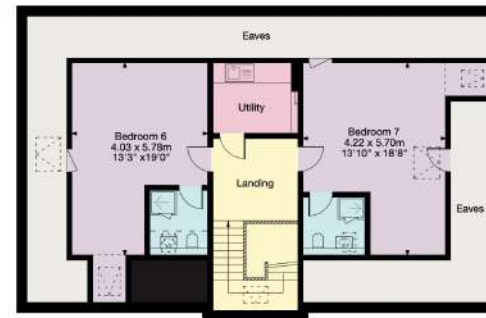
# Englishcombe Lane

## Bath, Somerset

Gross Internal Area (Approx.)  
 Main House = 400 sq m / 4,308 sq ft  
 Garage = 27 sq m / 293 sq ft  
 Total Area = 427 sq m / 4,601 sq ft



Garage



Second First



Ground Floor  
 Main House



First Floor

- 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.

**01225 325 999**

4 Wood Street, Queen Square  
 Bath BA1 2JQ  
 bath@knightfrank.com



We would be delighted  
to tell you more.

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

**Knight Frank Bath**  
4 Wood Street  
Bath, BA1 2JQ

[knightfrank.co.uk](https://www.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 April 2026. Photographs and videos dated April 2026. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.