



## ST JAMES'S SQUARE

Bath, BA1



# AN EXCEPTIONAL GRADE I LISTED TOWNHOUSE IN BATH

Expertly restored interiors and a beautifully arranged west-facing  
garden



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EPC

TBC

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

Local Authority: Bath & North East Somerset Council

Council Tax: G

what3words: ///scans.globe.knee

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

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



## SITUATION

St James's Square is regarded as one of Bath's most desirable addresses, known for its tranquil setting, elegant Georgian architecture and exclusively residential character. The square centres around a private garden for residents, contributing to a rare sense of calm while remaining only moments from the amenities of Julian Road, including a chemist, doctor's surgery, grocer, florist and supermarket.

The city centre is within easy reach, offering an excellent selection of shops, restaurants, cultural venues and historic landmarks. Bath also provides a strong choice of schools, including Kingswood, The Royal High and King Edward's. Transport links are excellent, with Bath Spa station offering direct rail services, and the M4 and Bristol Airport providing further connectivity.







## THE HOUSE

This elegant Grade I listed townhouse has been comprehensively refurbished, with every detail carefully chosen to complement its Georgian proportions. The interior is arranged to take advantage of its east-west orientation, with morning light to the front and afternoon sun across the garden. Decorative plasterwork, restored fireplaces, bespoke cabinetry and individually designed finishes reflect the high standard of craftsmanship throughout.

The principal reception rooms occupy the ground and first floors, each showcasing tall sash windows and generous ceiling heights. The drawing room and withdrawing room provide beautifully balanced entertaining spaces, while the dining room on the ground floor has an atmosphere suited to both formal and intimate occasions. On the lower floors, the hand-built kitchen, informal areas, laundry and utility rooms have been designed for practical daily living.

Bedrooms are arranged over the upper floors, each with access to a bathroom. The principal suite is especially impressive, with excellent storage and a beautifully appointed en-suite.



## OUTSIDE

The property enjoys an elegant west-facing garden designed in a formal parterre layout, with gravel paths, clipped box hedging and mature greenery creating a beautifully structured and tranquil setting. Stone boundary walls offer privacy, while a central focal point and seating areas provide inviting spaces to enjoy the afternoon sun. The house is approached from the front through a classic Bath stone façade, with a lower courtyard and storage below pavement level. Residents may subscribe for access to the central garden of St James's Square, and permit parking is available within Zone 7.



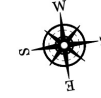




# St. James's Square

## Bath, Somerset

Gross Internal Area (Approx.)  
 Total Area = 385 sq m / 4,145 sq ft



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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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