




LARCHWOOD

Claverton Down, Bath



A DISTINGUISHED GEORGIAN-STYLE RESIDENCE SET IN OVER AN ACRE ON THE EDGE OF HISTORIC BATH

Elegant 1920s proportions, landscaped gardens, and sweeping countryside views beside the Bath Skyline

			EPC
5	3	4	F

Land Area: 1.22 acres

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

Drainage is via a combination of three soakaways and a septic tank.

Local Authority: Bath and North East Somerset

Council Tax Band: H

what3words: ///bits.award.zoom

Method of Sale: Freehold

Viewings: Strictly by prior appointment with Knight Frank LLP



SITUATION

Situated on Claverton Down, adjacent to the Bath Skyline and surrounded by National Trust land within an Area of Outstanding Natural Beauty, including the tranquil woodland of Long Wood and the neighbouring Larch Wood, Larchwood enjoys a rare balance of countryside tranquillity and city convenience. The setting offers immediate access to open walks and panoramic views, while remaining within easy reach of Bath's historic centre.

The city provides an exceptional range of cultural, leisure, sporting and shopping facilities, together with a selection of highly regarded private and state schools. Excellent transport links include regular bus services and Bath Spa railway station, with journey times of approximately 90 minutes to London Paddington and 15 minutes to Bristol Temple Meads. The M4 is a 20 minute drive away across Bath.



THE HOUSE

Larchwood House is a distinguished 1920s Georgian-style residence, rich in period detail and beautifully proportioned throughout. Approached via a private driveway lined with mature shrubs, the house sits centrally within its landscaped grounds, offering both privacy and presence. The front elevation is softened by wisteria framing the entrance, enhancing its classic symmetry.

The front door, with decorative glass inlay, opens into a gracious reception hall where an imposing staircase rises ahead, immediately conveying a sense of scale and refinement. To the right, the formal dining room features an open fireplace and elegant proportions, ideal for entertaining. To the left, a generous sitting room provides an impressive reception space and flows seamlessly into a comfortable family room, creating flexibility for both formal occasions and everyday living. The principal reception rooms are enhanced by notably high ceilings, allowing natural light to circulate beautifully and reinforcing the home's sense of grandeur. A combination of original hardwood flooring and carpeting extends across the ground floor. It is served by a WC.

At the heart of the house lies a spacious family kitchen, fitted with a gas hob with electric ovens and integrated appliances. This welcoming space connects to a utility room with dual access to the garden and a separate study, offering practicality alongside charm.

Upstairs, the south-facing principal suite occupies a prime position at the end of the landing, enjoying far-reaching countryside views through three large sash windows. The room benefits from an en-suite bathroom. Four further well-proportioned bedrooms are arranged across the first floor, one with en-suite, and many retaining original fireplaces. A family bathroom and separate WC complete the accommodation.





OUTSIDE

Set within approximately 1.22 acres, the landscaped gardens provide a peaceful and private environment. A pond sits to the front of the house, creating a picturesque approach, while gravel pathways wind through a walled garden. The property also benefits from a double garage, ample parking, and a private driveway framed by established planting.





Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 20-01-26 Drawn By: CW Scale: 1:1000 @ A4 Plan Ref: 20690
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Gross Internal Area (Approx.)
 Main House = 320 sq m / 3,444 sq ft
 Garage = 34 sq m / 365 sq ft
 Total Area = 354 sq m / 3,809 sq ft

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.

We would be delighted
to tell you more.

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