



HAMPTON LODGE

Sion Hill, Bath



AN ELEGANT GRADE II LISTED GEORGIAN HOME WITH SWEEPING VIEWS AND BEAUTIFULLY DESIGNED GARDENS.

A rare opportunity to acquire a distinguished villa in one of Bath's most desirable roads.

			EPC
4	2	3	D

Local Authority: Bath and North East Somerset Council

Council Tax band: G

what3words: [///stage.tonic.olive](https://www.what3words.com/#!/stage.tonic.olive)

Land Area: 0.28 acres

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

Tenure: We are advised that the property is Freehold.

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

SITUATION

Hampton Lodge sits in a peaceful, elevated position on Sion Hill, one of Bath's most prestigious and sought-after residential addresses. Its commanding setting provides wonderful southerly views across The Approach Golf Course, Royal Victoria Park and the city beyond, while remaining conveniently close to the amenities of St James's Square and the vibrant cultural life of central Bath, approximately a mile away. The area also offers a range of leisure options, including The Approach, Lansdown Tennis Club, Lansdown Golf Course and Bath Racecourse.

The location is particularly well regarded for access to excellent schooling, with Kingswood, The Royal High School, St Stephen's C of E Primary and Bath Spa University's Sion Hill campus all close by. Regular bus services link the area with the city centre, and Bath Spa station provides high-speed rail connections to London Paddington. Junction 18 of the M4 is also within easy reach. Its combination of tranquillity, stunning views and first-class convenience ensures Sion Hill remains one of Bath's most desirable places to live.

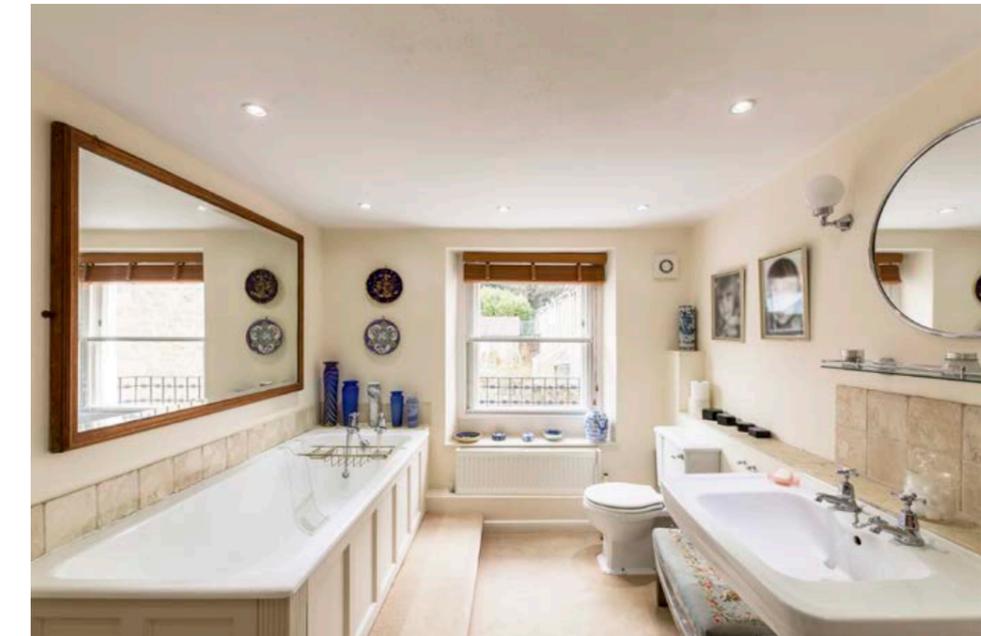


THE PROPERTY

Hampton Lodge is an outstanding Georgian villa, introduced by an elegant reception hall with a sweeping mahogany hand railed staircase that forms the architectural centrepiece of the home. High ceilings, tall sash windows and refined period detailing create a sense of light and proportion throughout. The principal reception rooms include a bright drawing room with twin sash windows and a gas fireplace, a formal dining room and a versatile third reception room suited to use as a study or snug.

The upper floors offer well arranged accommodation, with the first floor anchored by a superb principal bedroom opening onto a balcony with far reaching views. A generous Jack and Jill bathroom connects this room with bedroom four, making the layout ideal for family living. The top floor provides two further bedrooms and a shower room, offering flexibility for guests, children or home working.

On the lower ground floor, the kitchen/breakfast room serves as a warm and practical everyday space, fitted with a gas-fired AGA and ample cabinetry. A utility room/pantry sits to the rear, and the level is completed by storage vaults and a cloakroom, ensuring excellent functionality and convenience throughout the home.

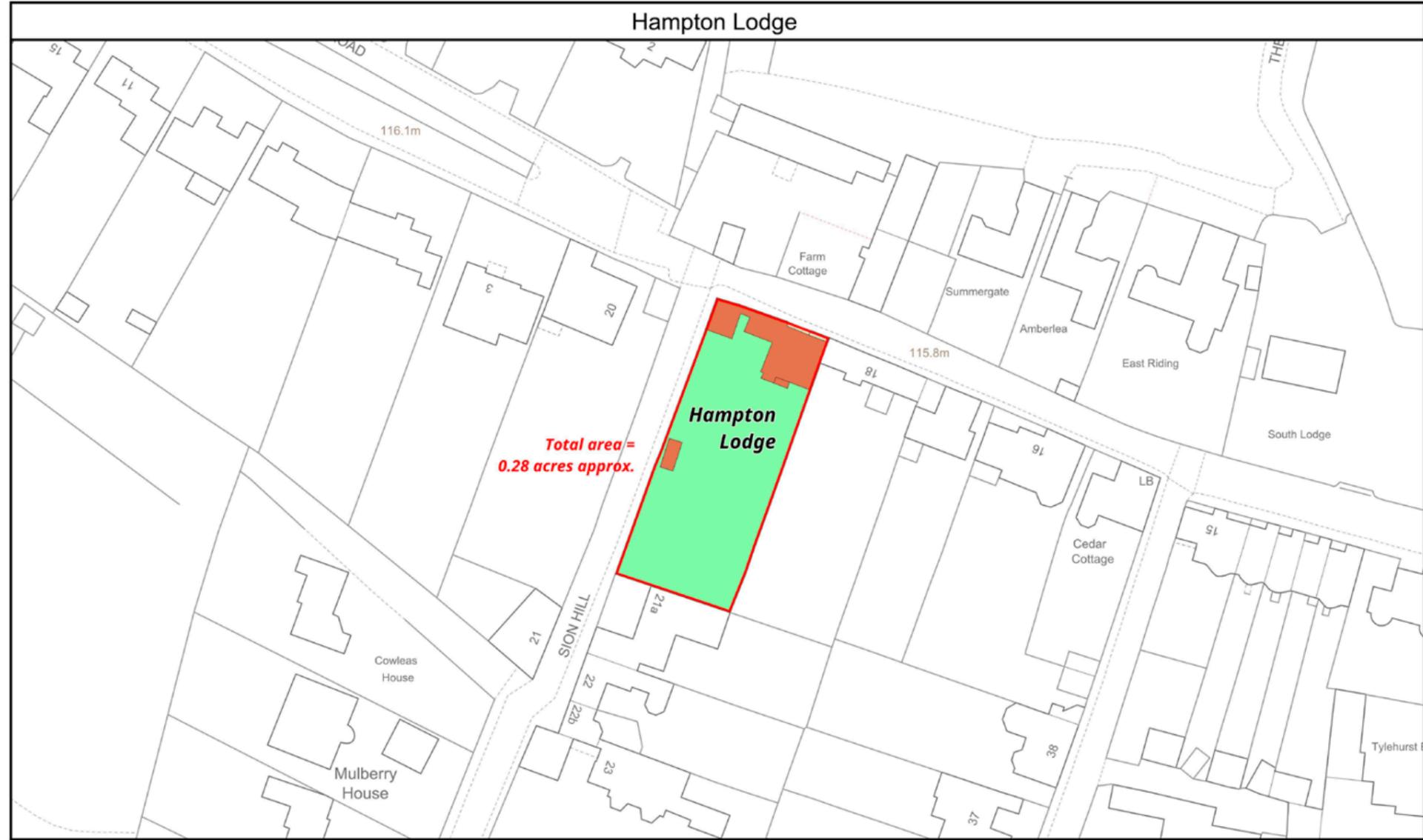


OUTSIDE

The gardens at Hampton Lodge are an exceptional feature, extending to over a quarter of an acre and wrapping around the house thanks to the rare double corner plot. Mature planting, generous lawns and established shrubs create a sense of privacy and calm, while the southern aspect ensures sunlight throughout the day. Fruit trees, a productive vegetable garden and a greenhouse offer opportunities for seasonal gardening, complemented by a traditional stone garden store positioned between the house and the garage.

Gated side access leads to the garage with an electric door, adding practicality to the beautifully landscaped setting. The elevated position of the gardens affords captivating, far-reaching views across Bath, creating a stunning backdrop for outdoor living and making this one of the most impressive garden plots on Sion Hill.

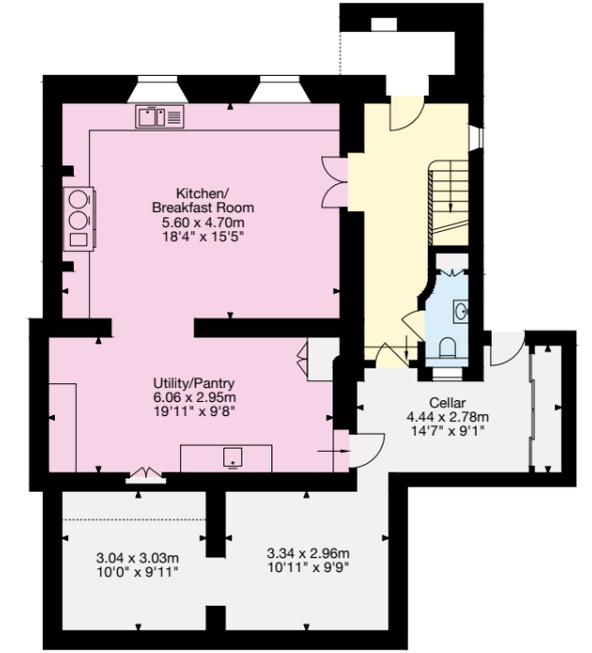




Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 05:03:26 Drawn By: CW Scale: 1:900 @ A4 Plan Ref: 20768
			Title: Hampton Lodge
This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. It is not to be amended or redrawn without permission. ©Crown copyright and database rights 2026. Licence No. AC000818786			

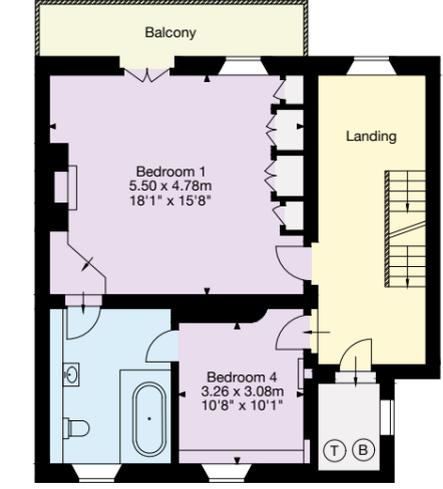
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		

EPC Rating = D

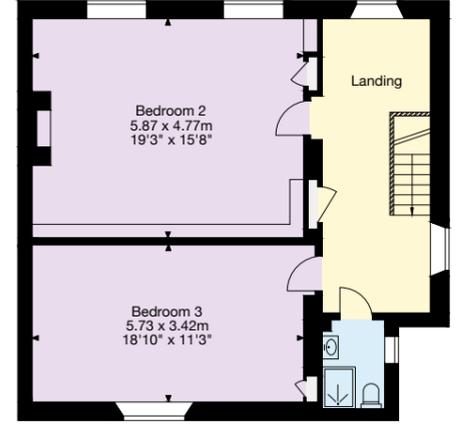


Lower Ground Floor

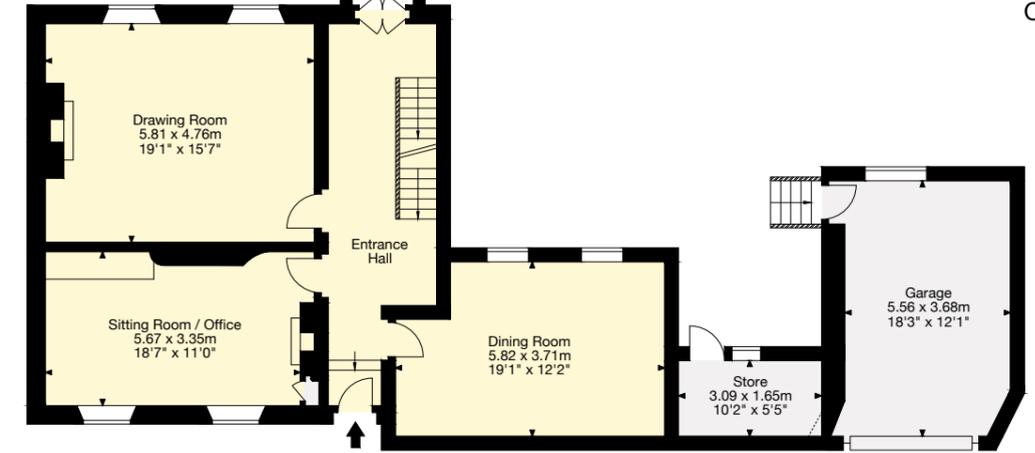
Approximate Gross Internal Area
 Main House = 338 sq m / 3,634 sq ft
 Garage = 20 sq m / 216 sq ft
 Outbuilding = 13 sq m / 143 sq ft
 Total Area = 371 sq m / 3,993 sq ft



First Floor

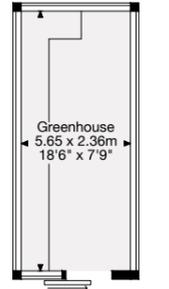


Second Floor



Ground Floor

Garage



Outbuilding

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.

Charlie Taylor
01225 325 997
charlie.taylor@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
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 March 2026. Photographs dated March 2022 and July 2023. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.