



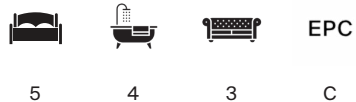
HARTHAM HOUSE

Sion Hill, Bath, BA1



A CONTEMPORARY VILLA WITH UNINTERRUPTED CITY VIEWS

A Bath stone, modern villa located in one of Bath's most exclusive addresses. Private, polished and unlike anything else in Bath.



Total Area: 451 sq m / 4,853 sq ft

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

Green Credentials: 2023 solar panels, two heat pumps, electric AGA, modern insulation, underfloor heating and smart Control4 environmental management system.

Local Authority: Bath & North East Somerset Council | Council Tax: G | Tenure: Freehold

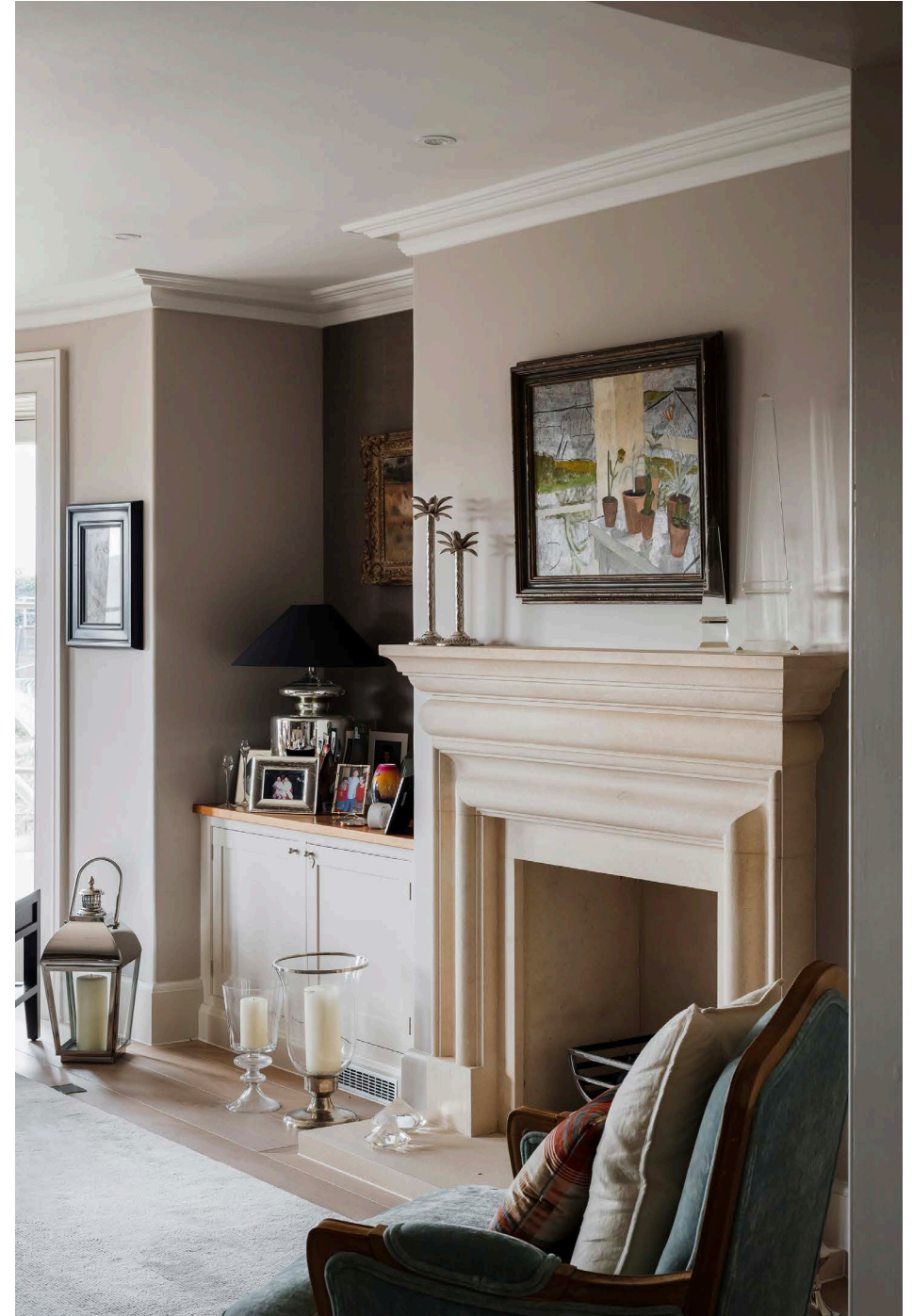
what3words: ///palm.caged.fills

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



SITUATION

Sion Hill is widely regarded as one of Bath's most desirable residential addresses, quiet, elevated and perfectly positioned above the city. Hartham House looks due south across Bath's skyline, giving it a view that feels almost cinematic. Yet St James's Square, Royal Victoria Park and several of the city's leading independent schools, including Kingswood and The Royal High, lie just moments away. It is a rare blend of calm surroundings with excellent access to the city.





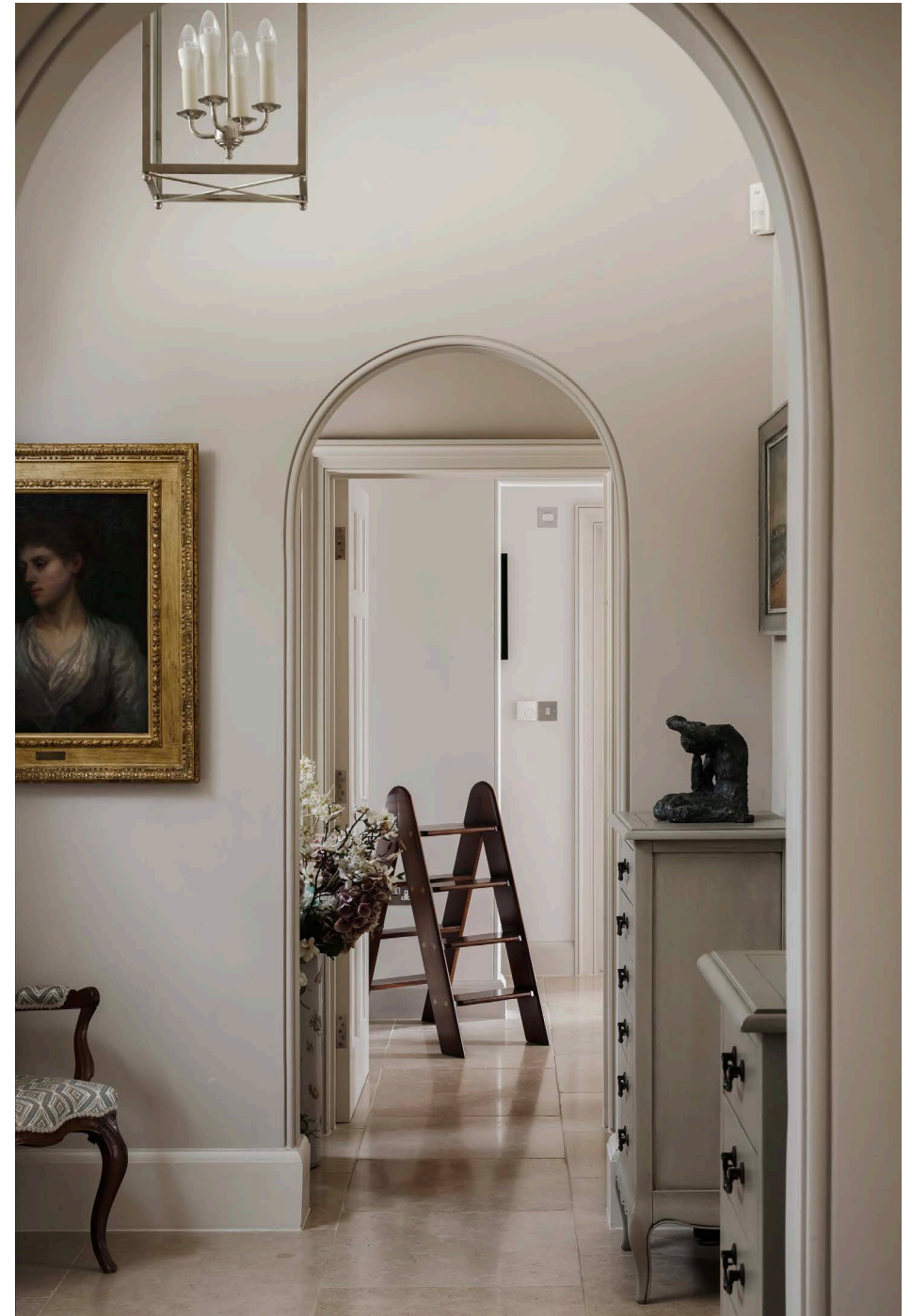




THE HOUSE

Completed in 2015 and designed by Mark Watson of Watson Bertram & Fell, Hartham House blends classical inspiration with a clean, contemporary aesthetic. Its Bath stone frontage gives the villa a timeless presence, while the interiors feel bright, quiet and beautifully composed. Generous proportions and constant views create a strong sense of connection to both the garden and the city beyond. From the outset, it's clear that Hartham House is something rare. Homes offering this level of design, privacy and uninterrupted outlooks seldom reach the market. Elegant yet relaxed, impressive yet deeply comfortable, it suits modern family life or a refined downsizing, with the feel of a private retreat.

The drawing room captures this balance, with a curved bow window opening onto the terrace and framing the skyline. The principal suite shares the same far-reaching views and opens to a hot-tub terrace added three years ago, creating a private indoor-outdoor sanctuary. A generous dressing room, bathroom, two additional bedrooms and a shared bathroom complete the level. Across the house, the specification is first class, including Control4 integration, whole-property WiFi, solar panels, air-source heat pumps, an electric AGA, EV charger and discreet, comprehensive security.







The garden level forms the heart of daily life, with a twelve-metre open kitchen, dining and living space backed by full-height sliding glazing. When opened, the room blends seamlessly with the terrace and garden; in winter, the views remain an ever-present backdrop. The kitchen features a recently installed American fridge freezer, integrated oven/microwave, coffee machine and wine cooler, while a walk-in larder, wine store, utility room and cloakroom sit neatly out of sight. A family room opens from the main space, with a playroom or cinema room tucked behind sliding doors. A separate office with its own entrance adds flexibility and connects to additional storage.

The ground floor offers calm, elegant lateral living. The drawing room enjoys the prime position overlooking the terrace, while the principal suite occupies the southern side with generous proportions and private outdoor access. Two further bedrooms and a shared bathroom complete the level.

The top floor provides a private, adaptable retreat. Two double bedrooms, each with a walk-in wardrobe, are supported by a bathroom, separate shower room and useful eaves storage—ideal for older children, guests or quiet working space.





OUTSIDE

The gardens, designed by Woodhouse & Law, fall away from the house in a series of terraces shaped for light, privacy and views. A broad level lawn forms the centrepiece, framed by stone walls, mature planting and winding paths. Higher and lower terraces provide places to dine, relax or watch the city change throughout the day.

A modern greenhouse beside the play area, installed two years ago, adds practical appeal, while two detached buildings offer excellent versatility. The summer house has its own terrace, and the studio/games room includes an extra-large screen installed three years ago, creating an ideal space for films and sport. A skyline sauna and private hot-tub terrace add a rare sense of luxury. Access comes via electric gates to a private driveway and double garage, with a separate pedestrian route from Sion Hill.







Hartham House

Sion Hill, Bath



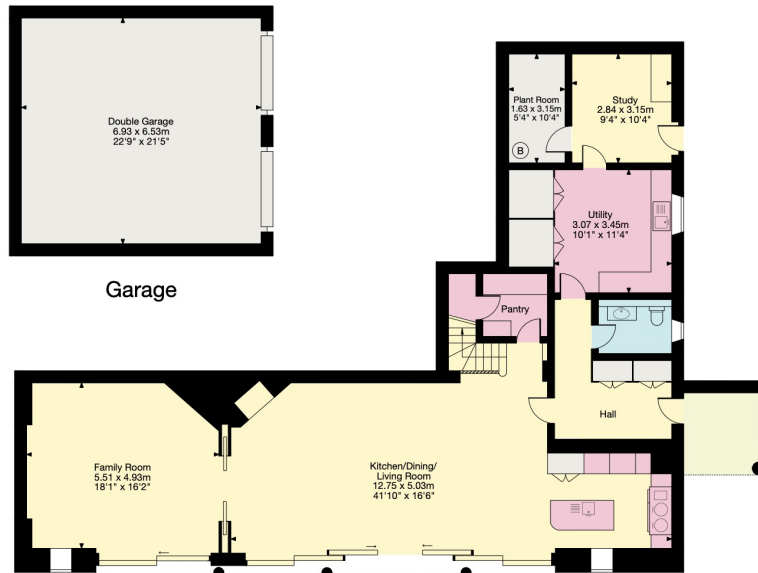
Gross Internal Area (Approx.)

Main House = 373 sq m / 4,016 sq ft

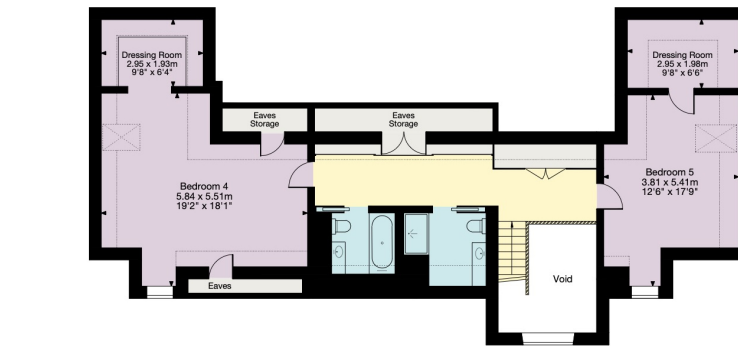
Garage = 45 sq m / 487 sq ft

Outbuildings = 33 sq m / 350 sq ft

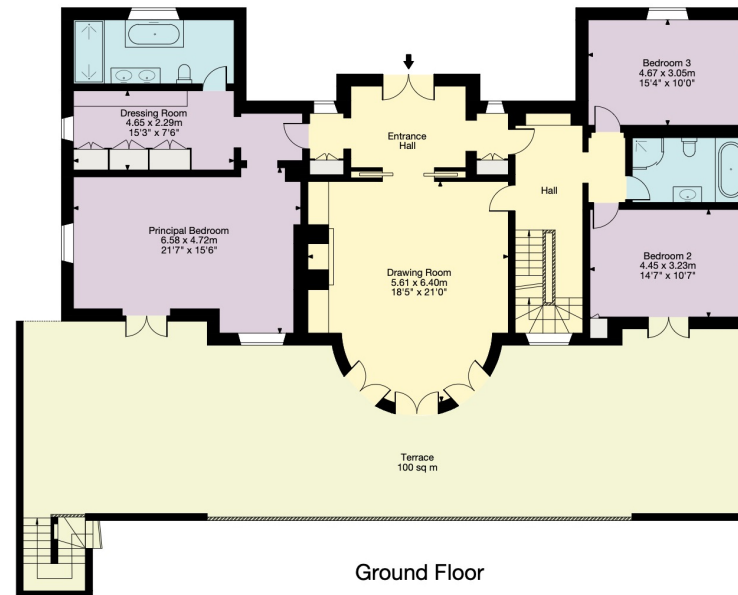
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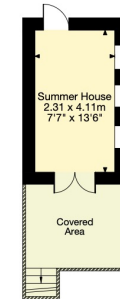
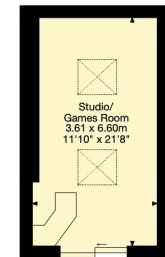
Lower Ground Floor
Garden Level



First Floor



Ground Floor



Outbuildings

We would be delighted
to tell you more.

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