



SPRINGFIELD PLACE
Bath

Carter Jonas

16 SPRINGFIELD PLACE, BATH, SOMERSET, BA1 5RA

– Bath City Centre 1 mile
– M4 (J18) 10 miles
– London (Paddington) from 90 minutes from Bath Spa Station

Porch • Entrance Hall • Reception hall • Stair hall • Cloakroom • Study • Drawing room • Withdrawing room • Conservatory • Kitchen/Breakfast room • Dining room • Utility area • Plant room • Wine cellar

Principal bedroom with en suite bath/shower room • Two further en suite bedrooms • Two further bedrooms • Family bathroom • EPC band D

Front garden with parking for two to three cars • Landscaped southwest-facing rear garden with summer house

DESCRIPTION

This four-storey Grade II-listed semi-detached Georgian villa was built around 1820 and has recently undergone an extensive and exacting programme of works, including a new slate and lead roof creating an exceptional family home in an excellent location.

The house has just been superbly renovated to exacting standards, and as such provides purchasers with the opportunity of buying a completely refurbished home. The overall sense of light, space and design is seldom seen in Bath. The period features are extensive and include original Georgian cornicing with lower friezes, sash windows and marble fireplaces.

No attention to detail has been spared by Concept Interior Design and Greengauge Mechanical Engineers with the latest technology, including, Solar panels, fast electric car charger, insulation, underfloor heating powered by airsource energy, contemporary lighting, audiovisual equipment, and integrated high-end appliances providing the highest specification for the discerning buyer.

A SUBSTANTIAL AND EXQUISITELY REFURBISHED GRADE II LISTED FAMILY HOME WITH A LARGE SOUTHWEST-FACING GARDEN AND TERRACE WITH AMPLE OFF-ROAD PARKING WITH SUPER FAST CAR CHARGING



The kitchen is breathtaking, having been opened into the original vaults to the front, with three large remote controlled roof lights which flood the kitchen with light, and the warmth of an Everhot oven creates a wonderful open plan family area, perfect for entertaining, opening through to the dining room, and then directly onto the enormous terrace and garden. Off the hall on this level is the original wine cellar, and vaults, now a functional utility room, plant room and additional storage area.

The ground floor has a welcoming reception hall with original bath stone flooring, leading past a cloakroom and W.C. to a large study. A door leads through to the stair hall and to an open-plan drawing room with a bay window and withdrawing room. Off the living room is a lovely conservatory showing off the incredible views across Bath to the hills in the distance, as far as Wells. This would be an incredible yoga space.

The two floors above offer large bedrooms, the main bedroom opening through to a huge en suite bathroom with a large shower cubicle; the views from the bath are the same as the conservatory below, magnificent! All the bedrooms are of a good size, two more having en suites, with the last two serviced by a family bathroom. The front garden has been opened to allow for car parking, surrounded by hedge and shrub borders.

The rear garden, facing southwest, again with the amazing views, is terraced from the house, with a covered area for wetter days, and a gravel path leads alongside the large level lawn past an ancient Gingko Tree to a summerhouse at the end of the garden with a further terrace for al fresco dining.

SITUATION

The area of Lansdown is a conservation area on the northern slopes of Bath; it is notable for many reasons. A variety of period homes, blending with more recently built contemporary homes, all taking advantage of the excellent schools, including Royal High, Kingswood, and St Stephens Church of England primary, within walking distance. The nearby countryside offers wonderful walks, including the Fosse Way, adding to the appeal of this position in the city.





Bath is a World Heritage Site, well known for its Georgian architecture and Roman heritage. Bath Spa railway station provides direct services to London and the west. Bristol International Airport is only 20 miles away, and the M4 Junction 18 is just 10 miles north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Council Tax: Band G

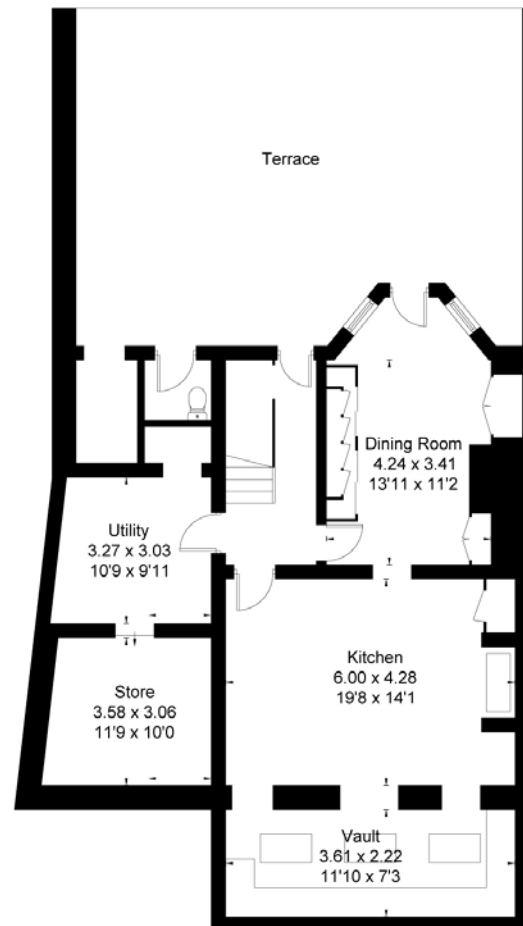
EPC: Band D

Viewing: Strictly by appointment with Carter Jonas

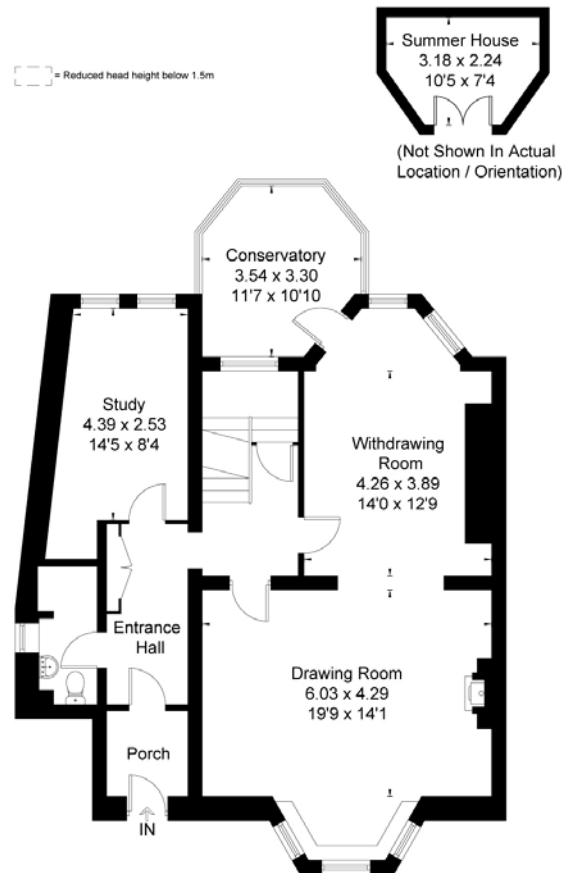




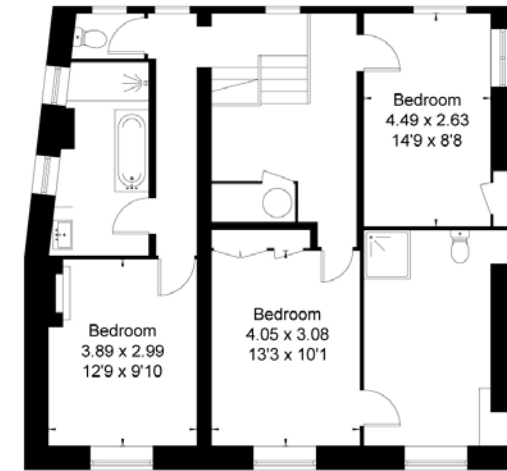
Springfield Place, Bath, BA1
 Approximate Area = 3964 sq ft / 368.3 sq m
 W/C = 19 sq ft / 1.8 sq m
 Summer House = 67 sq ft / 6.2 sq m
 Total = 4050 sq ft / 376.3 sq m



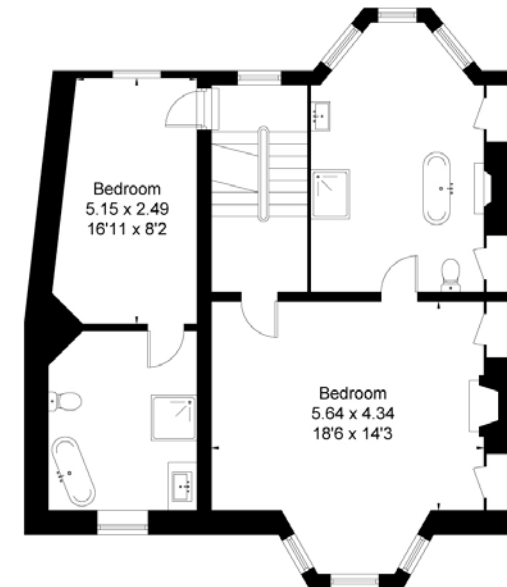
Lower Ground Floor



Ground Floor



Second Floor



First Floor



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