

15 St. James's Square
Bath
BA1







15 St. James's Square

Bath

A handsome Grade I listed townhouse, stylishly presented throughout and situated in a beautiful Georgian square.

Entrance Hall | Study | Inner Lobby | WC | Reception Room/Family Room | Kitchenette
Kitchen/Breakfast Room | Walk In Larder | Dining Room | WC
Vault/Utility Room | Storage Vault
Sitting Room | Drawing Room
Principal Bedroom | En Suite Wet Room | Guest Bedroom | En Suite Shower Room
Single Bedroom/Study | Double Bedroom | Family Bathroom | Large Double Bedroom
Cellar | Courtyard | Private Walled Garden | Private Parking

Bath City Centre | 0.5 mile
Bath Spa Railway Station | 1 mile
Junction 18 of the M4 | 9 miles
Bristol Airport | 20 miles
(All distances are approximate)

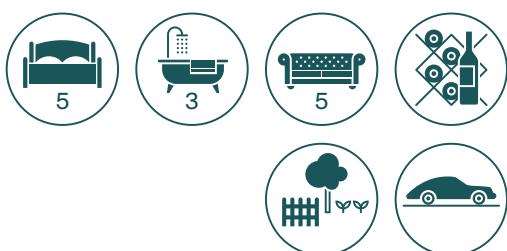


Bath
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Stylish and versatile living whilst retaining period features.



St James's Square is one of the finest and most complete Georgian squares within the city of Bath, designed by John Palmer circa 1790. It benefits from easy access to the city centre with nearby St James's Street providing a delicatessen, newsagent, chemist, hairdresser, greengrocers and florist, with the open spaces of Royal Victoria Park and the Approach Golf Course being close by.

Bath City Centre is within easy walking distance, providing excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and the famous Thermae Spa.

The accommodation is arranged over five floors and benefits from large sash windows and enviable East facing views to the front over the beautifully maintained gardens exclusively for St James's Square residents only and West facing to the rear across open parkland.

The property enjoys a classical frontage of beautiful Bath stone, rusticated at ground floor and at first floor unfluted composite pilasters support a pediment over the central window. It is entered on the ground floor via an entrance hall leading into a reception hall with an inner lobby and carefully designed storage and a WC. At the front of the property is a study with period cornicing and fireplace with gas fire. To the rear of the property is a very generous family room with tall sash windows, high ceiling and double doors out to a balcony and steps to the garden. This was originally a formal dining room and there is a kitchenette with fitted appliances.

Downstairs to the lower ground floor is the main kitchen/breakfast room that has stone floor and retains the original dresser hand painted to match the bespoke wooden kitchen units with integrated appliances. The original stone surround is exposed and houses an Aga. A utility room has been created with bespoke cabinets within a fully tanked vault, there is also a WC on this floor and stone stairs down to a cellar. From the kitchen is a walk through larder with bespoke joinery housing a large fridge/freezer and Sub Zero wine cooler, this leads on to a large panelled dining room with exposed stone and parquet floor. Through again there is access to the rear garden and dining terrace, the perfect space for al fresco entertaining.



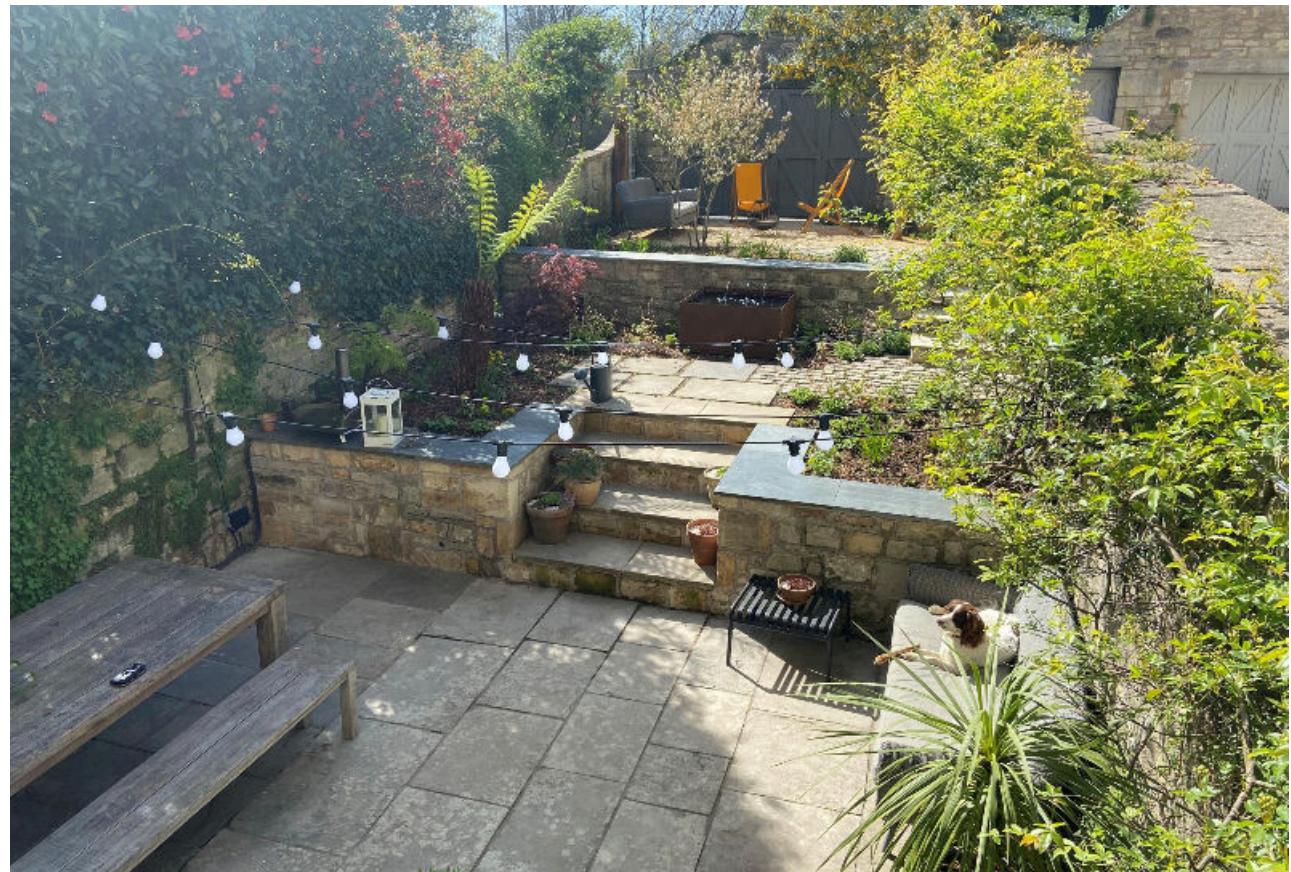
On the first floor, there is a sitting room/snug to the front with lovely sash windows looking over the square and gas fire with marble fireplace. The first floor drawing room situated to the rear of the property enjoys impressive proportions and high ceilings. It is stylishly presented benefiting from full length sash windows and has strong design elements including shutters, cornicing, bespoke joinery and wood burner within the feature fireplace.

The generous principal bedroom suite is on the second floor and benefits from bespoke built in wardrobes and a good size wet room en suite with marble vanity unit and underfloor heating. To the front overlooking the square is a further bedroom with shower room en suite also with underfloor heating.

On the third floor is a small study/single bedroom to the front and a delightful double bedroom with original stone fireplace. There is a family bathroom with freestanding bath and wet room shower with underfloor heating, an inner landing with good storage and a very generous double bedroom.



From Queen Square continue towards Upper Bristol Road, take the 4th turning along Marlborough Lane and continue passing Marlborough Buildings. Turn right onto Julian Road Crescent and left into St James Street and drive straight ahead into St James Square. Number 15 can be found at the top left hand corner of the Square.

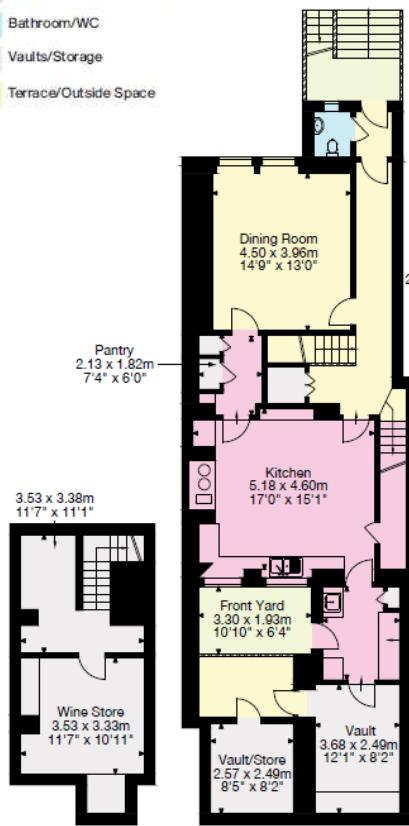


£2,750,000

Freehold



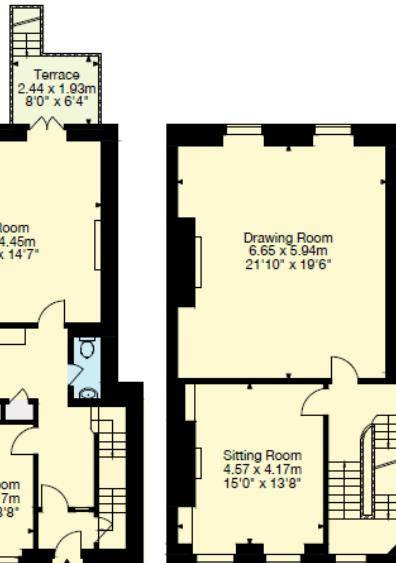
Living Area/Reception
 Kitchen/Utility
 Bedroom/Dressing Room
 Bathroom/WC
 Vaults/Storage
 Terrace/Outside Space



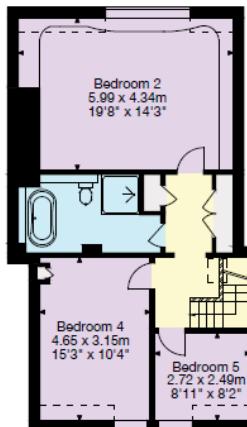
Approximate Gross Internal Floor Area
393 sq m / 4,230 sq ft



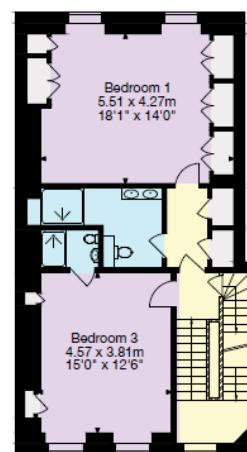
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Second Floor

Outside Space

The house is set back from the street with an elegant entrance typical of Bath's best Georgian townhouses. To the rear ground floor is a west facing garden landscaped to provide three terraces enhanced with a range of shrubs, climbers and flowering plants. There is a good sized paved terrace providing sitting and dining areas, perfect for al fresco entertaining, and enjoying access from both the lower ground floor and the ground floor family room via the balcony. The upper terrace can also be used as a secure parking area and benefits from rear access off Cavendish Place.

The property also enjoys use of the beautifully maintained gardens exclusively for St James's Square residents. This is a wonderful space and the residents hold occasional private events during the year for the immediate community to meet and enjoy.

Services

Mains electricity, gas, water and drainage. Gas central heating.

Local Authority

Bath & North East Somerset 01225 477000

Council Tax

Band G

Tenure

Freehold

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 Bath
 4 Wood Street
 Queen Square
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I would be delighted to tell you more.

Charlie Taylor

charlie.taylor@knightfrank.com

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.

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Particulars dated [xxxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxxx 20xx].

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