



Lansdown Square East, Bath, **BA1**

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## 2 Lansdown Square East, Bath **BAI**

Located in Lansdown on the upper north slopes of Bath, Somerset, this modern take on the famous Bath stone townhouse is part of a high-end development in a prestige location, just over a mile from George Street in Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, Michelin-starred restaurants, wine bars and famous rugby ground, The Rec. Bath racecourse is also a short walk away. Bath is renowned for its highly regarded selection of private and state schools.



**Guide price:** £1,150,000

**Tenure:** Freehold

**Local authority:** Bath and North East Somerset

**Council tax band:** G



## The House

Lansdown Square East is a luxury four-bedroom contemporary townhouse surrounded by open countryside. At the front, number 2 faces the mature landscaped square, where it has a spacious garage and a private parking space. With its Bath stone cladding, this townhouse is a modern interpretation of a classic Bath property. Inside, the whole interior is painted white (with occasional, deep-coloured feature walls) and this, along with the engineered oak floorboards throughout the ground and first floors, creates a comfortable flow to this modern family home. Spotlights in all of the ceilings add to the flow, as do the floor-to-ceiling built-in cupboards in many rooms. There is under-floor heating throughout and the windows are triple-glazed.







## The House

There are doors to the cloakroom and utility room and a doorway into the L-shaped open plan kitchen, dining and living rooms. The sleek Italian kitchen has Silestone quartz work surfaces with integrated Siemens appliances and a wine fridge. Sliding doors open to the garden, seamlessly extending the inside spaces outside. On the first floor, the family room extends the full depth of the house and has doors to an outside terrace at the rear, as does the master bedroom, which also has full height fitted wardrobes and an en suite with shower. Bedroom 4 at the front of the house overlooks the square and has fully fitted wardrobes. On the second floor, there is a large roof terrace, two double bedrooms, one of which has access to the outside space and a family bathroom.









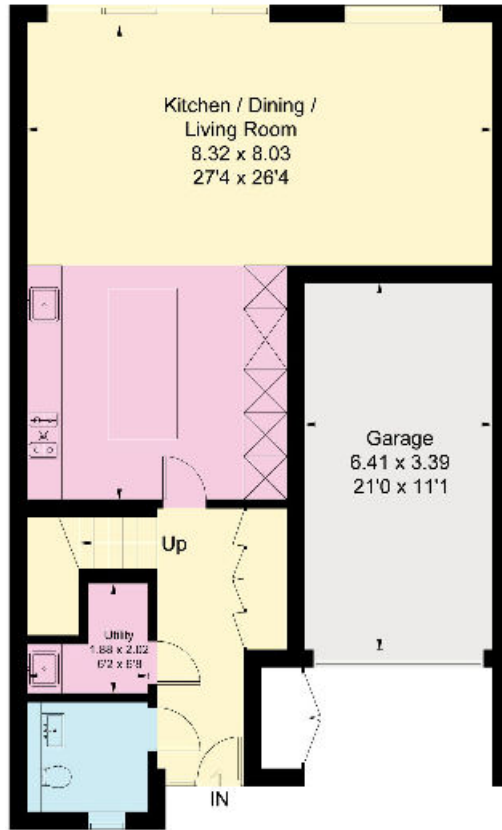
## Garden and Grounds

The front of the house faces the private square. There's a generous garage and a private parking space in front for a car. The rear garden is accessed from the kitchen/dining room, with the decking providing a smooth transition in and out. This fantastic entertaining space has been designed, with hard landscaping creating seating areas surrounded by deep beds for planting shrubs and trees, of which there's a clever mix of architectural shapes, as well as grasses and shadeloving shrubs under an olive tree. Bamboo at the rear creates privacy, as does the fencing on all sides. There's a communal space shared by neighbours and accessed from the square with lawn, paving and seating. There are far-reaching views across Bath and the hills beyond all the way to Salisbury Plain.

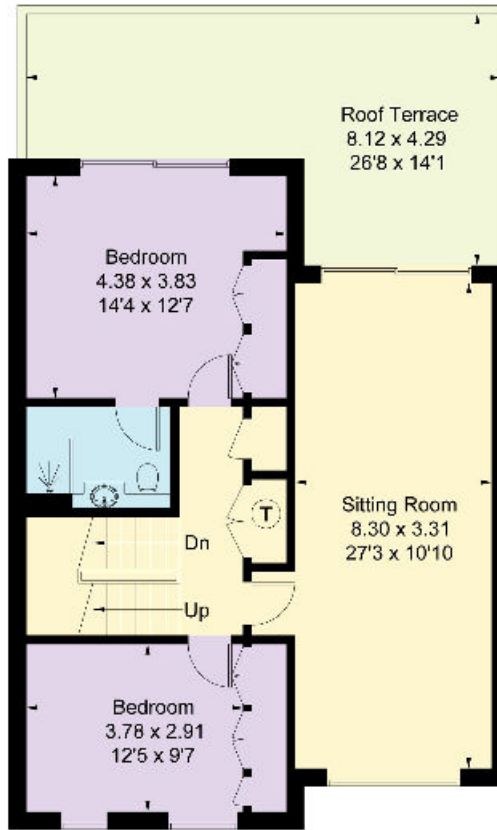




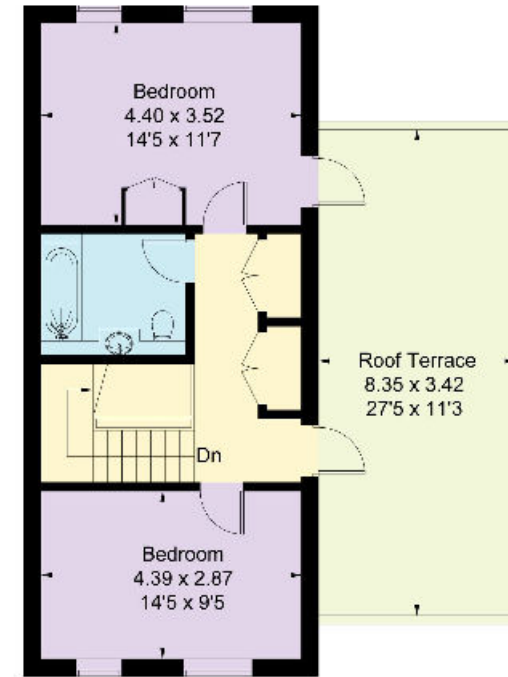
Approximate Area = 203.3 sq m / 2188 sq ft  
 Including Limited Use Area (0.3 sq m / 3 sq ft)  
 Garage = 20.6 sq m / 222 sq ft  
 Total = 223.9 sq m / 2410 sq ft



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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