

11 St James's Square

Bath





An exquisite Grade I listed townhouse, impeccably presented and nestled in one of Bath's most sought-after garden squares, with private parking.

Bath City Centre 0.5 mile, Bath Spa Railway Station 1 mile, Junction 18 of the M4 9 miles
(Distances are approximate)



Summary of accommodation

Main House

Ground floor: Entrance Hall | Dining Kitchen | Boot Room | Cloakroom

Half Landing: Open hall with feature window | WC

First floor: Drawing Room | Balcony

Half Landing: Walk in Wardrobe

Second floor: Principal Bedroom | En Suite Bathroom

Third floor: 2 Double Bedrooms with En Suites

Lower ground floor: Family Room | Double Bedroom | Dressing Room | Cinema Room | Laundry Room | WC

Basement: Storage room

Outside

Lower Ground floor Courtyard to front with separate entrance

Private Walled Garden to Rear | Private Parking to Rear of Property

Situation

Times and distances are approximate.

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 renowned Royal Crescent is just a 5 minute walk as is The Royal Victoria Park.



There is an excellent range of private and state schools, catering for all age groups which include King Edwards, Kingswood and The Royal High, all of which are within easy reach.



The House

A beautifully appointed Grade I Listed family home set in an elegant Georgian Square, offering contemporary living while retaining an abundance of period features.

The present owners have extensively renovated and the property spans six floors, with large sash windows providing wonderful light and enviable views of the beautifully maintained gardens and open parkland.

The ground floor boasts an elegant entrance hall leading to a reception hall with an impressive staircase, period detailing, and original stone flooring. A newly installed kitchen with bespoke cabinetry and high-quality appliances opens to a rear dining room. The first floor features a breathtaking drawing room with full-length sash windows, original features, and a balcony with stunning views. The second floor includes a principal bedroom suite with a spacious en suite bathroom and dressing area. The third floor houses two good-sized bedrooms, each with their own en suite.

The lower ground floor offers a large sitting/family room with original features, a cinema room, and a beautiful, yet practical laundry room, as well as two tanked vaults providing a fourth bedroom and a dressing room. An extensive cellar room with natural light and air provides ample storage.









Gardens

The house is set back from the street with the elegant entrance typical of Bath's best Georgian townhouses. To the rear ground floor is a west facing garden that has been hard landscaped to provide a delightful terrace perfect for entertaining and enjoying the beautiful sunsets. The outside garden to the rear has parking for a car.

The property also enjoys use of the beautifully maintained square gardens exclusively for St James's Square residents.

FLOORPLAN

Approximate Gross Internal Floor Area

Total: 400 sq m / 4,301 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.



Property Information

Services:

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

Tenure:

Freehold.

Local Authority:

Bath and North East Somerset - 01225 477000

Council Tax:

Band G

EPC:

D

Guide Price:

£3,250,000

Postcode: BA1 2TU

What 3 words:

//spice.news.polite

Directions:

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 11 can be found on the west side of the Square on the left hand side.

Viewings:

Strictly by prior appointment with the agent.



Bath

4 Wood Street, Queen Square

Bath

BA1 2JQ

Charlie Taylor

01225 325 997

charlie.taylor@knightfrank.com

knightfrank.co.uk

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.

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. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 July 2024. Photographs and videos dated July 2024.

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.