

# Holburne Villa

5 The Elms, Bath



# A detached 5-bedroom Georgian-style villa in an exclusive development close to Bath city centre.

Bath City Centre 2 miles, Bath Spa Station 2.5 miles, M4 (Junction 18) 10 miles  
(All distances are approximate).



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## Summary of accommodation

### Main House

**Ground floor:** Entrance Hall | Kitchen | Living/dining room | Cloakroom

**First floor:** Kitchen/living/dining room | Study/guest bedroom ensuite | Double bedroom | Bathroom

**Second Floor:** Principal bedroom ensuite | Dressing room | 2 Further double bedrooms | Bathroom

### Outside

Gated driveway | Double garage | Landscaped gardens and terrace



## Situation

Times and distances are approximate.

The property is situated northeast of Bath, between the lively villages of Larkhall and Batheaston, and close to Alice Park, which features a play area, gardens, and tennis courts.



The nearby Solsbury Hill lies within the Cotswolds Area of Outstanding Natural Beauty.



The city of Bath, just a short distance away, offers excellent shopping, top-tier restaurants, bars, and cultural attractions.



The area has reputable pre and primary schools, along with a wide choice of both independent and state schools in Bath and its surrounding areas.



It also benefits from easy access to the M4, ideal for commuters.



## The Property

The Elms is an exclusive development of eight Georgian-style Bath stone villas, set along a private road. Holburne Villa, positioned at the end on a corner plot, is surrounded by beautifully enclosed gardens. The front entrance, enhanced by a charming stone porch, opens into a spacious, tiled reception hall with a convenient cloakroom.

The kitchen is bright and airy, featuring a central island, bespoke Italian cabinetry, granite countertops, and top-of-the-line Neff appliances, including a double oven and induction hob. French doors open onto a terrace, seamlessly connecting the kitchen to the garden. Double doors lead to the living/dining room, which features wooden flooring and a curved bay window. This room also opens onto the terrace, making it perfect for entertaining.

On the first floor, the carpeted drawing room reflects the shape of the living room below, with French doors leading to an elegant, curved balcony offering lovely views of the surrounding trees and hills. This floor also includes two spacious double bedrooms, one with an ensuite shower room, along with a well-appointed family bathroom.

The second floor continues the generous layout of the home, featuring the principal bedroom with a dressing room, ensuite shower room, and beautiful views. Two additional double bedrooms with built-in wardrobes, and a pristine family bathroom with both a bath and shower, complete this floor.



## Outside

The property is accessed via wrought iron electric gates, leading to a gravel drive with ample parking and a spacious double garage, which can also be reached from the garden. A neatly tucked-away shed is located to the side.

The beautifully landscaped garden wraps around two sides of the house, bordered by shrubs and trees. Flowerbeds feature cherry blossoms, silver birch, and mature shrubs, while roses and clematis climb the walls and fences. A large, flat lawn and two terraces provide ideal spots to enjoy the sunshine throughout the day.

At the front, there are additional flowerbeds and an enclosed terrace, perfect for potted plants and a bistro-style seating area.

## Property Information

**Tenure:** We are advised that the property is Freehold.

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

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band G

**EPC:** C

**Postcode:** BA17BP

**Directions:** From Bath head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 for 1.5 miles, turn left into Gloucester Road, then first right into Woodlands Park. Drive along a private road into The Elms. Holburne Villa (No. 5 The Elms) is at the end on the left hand side.

**Viewings:** Strictly by appointment with Knight Frank LLP.



**Approximate Gross Internal Floor Area**

Main House = 273 sq m / 2,942 sq ft

Garage = 31 sq m / 337 sq ft

Outbuilding = 8 sq m / 86 sq ft

Total Area: 312 sq m / 3,365 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.



**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Sam Daniels**

01225 325 992

[sam.daniels@knightfrank.com](mailto:sam.daniels@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 October 2024. Photographs and videos dated September 2024.

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