

5 Lansdown Square East

Bath



A detached, modern, family home situated on the sought-after northern slopes of Bath, with beautiful views across the city.

M4 (J17 or 18) 8 miles, Central Bath 2 miles
(All distances are approximate)



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Summary of accommodation

Main House

Ground floor: Reception hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility
Cloakroom | Integral double garage

First floor: Main bedroom with dressing room, en suite bath/shower room and large private roof terrace
Guest bedroom with en suite shower room | Three further bedrooms | Family Bathroom

Outside

Off street parking | Large level south facing rear garden



Situation

Times and distances are approximate.

This Bath stone house, located on Bath's upper north slopes, is just two miles from the city centre and close to the M4. Bath offers historic sites, shops, restaurants, and entertainment, with nearby golf, cricket, horse racing, rugby, and top schools within walking distance.



Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West.



The Property

Located at the end of a quiet cul-de-sac in a newly developed, exclusive neighbourhood, this property boasts spectacular 180-degree views of Bath. The spacious ground floor features a reception hall with a floor-to-ceiling glazed wall opening to the garden, an office/family room, a dining room, and a living room—all overlooking the garden.

The kitchen/breakfast room includes bi-fold doors to the patio, a central island, fitted cabinets, and integrated appliances, with access to a utility room and double garage.

The first floor includes a main bedroom with fitted wardrobes, a dressing room, and an en-suite bathroom with a limestone-tiled bath and walk-in shower. Double doors open to a private roof terrace with stunning views. There are also four additional bedrooms, one with an en-suite shower room, and a family bathroom.

The southwest-facing garden features a level lawn, a patio ideal for entertaining, and is bordered by shrubs, flowers, and a central tree for summer shade. This home seamlessly blends modern design with luxury in a serene, exclusive setting.



Property Information

Tenure: Freehold.

Services: All mains services are connected.

Local Authority: Bath and North East Somerset -
01225 477000

Council Tax: Band G

EPC: B

Postcode: BA1 9DS

Viewings: Strictly by appointment with Knight Frank LLP.



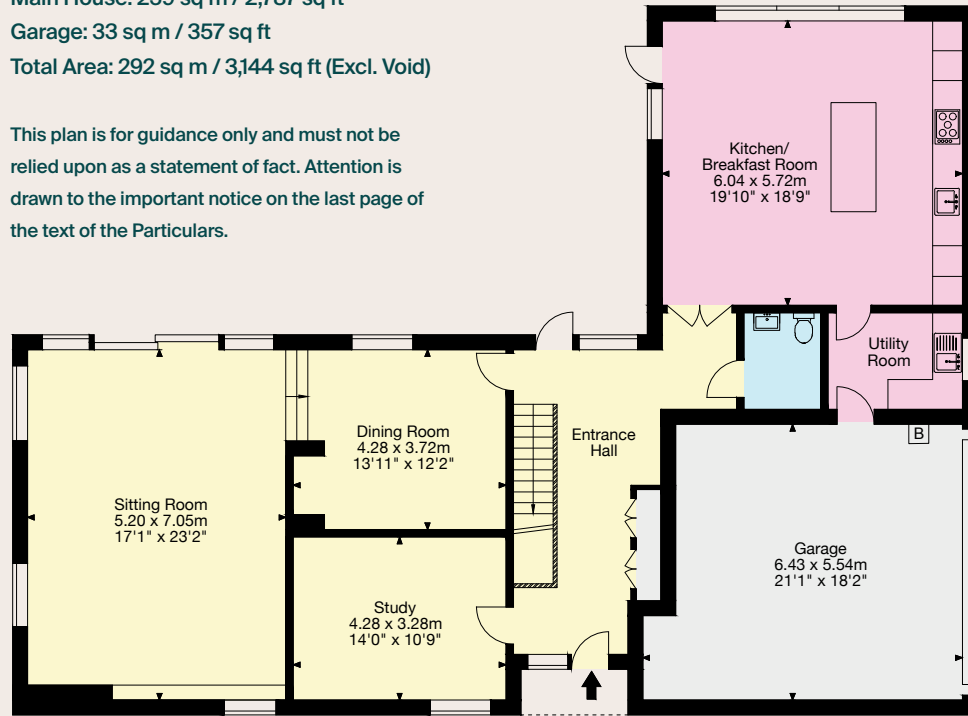
Approximate Gross Internal Floor Area

Main House: 259 sq m / 2,787 sq ft

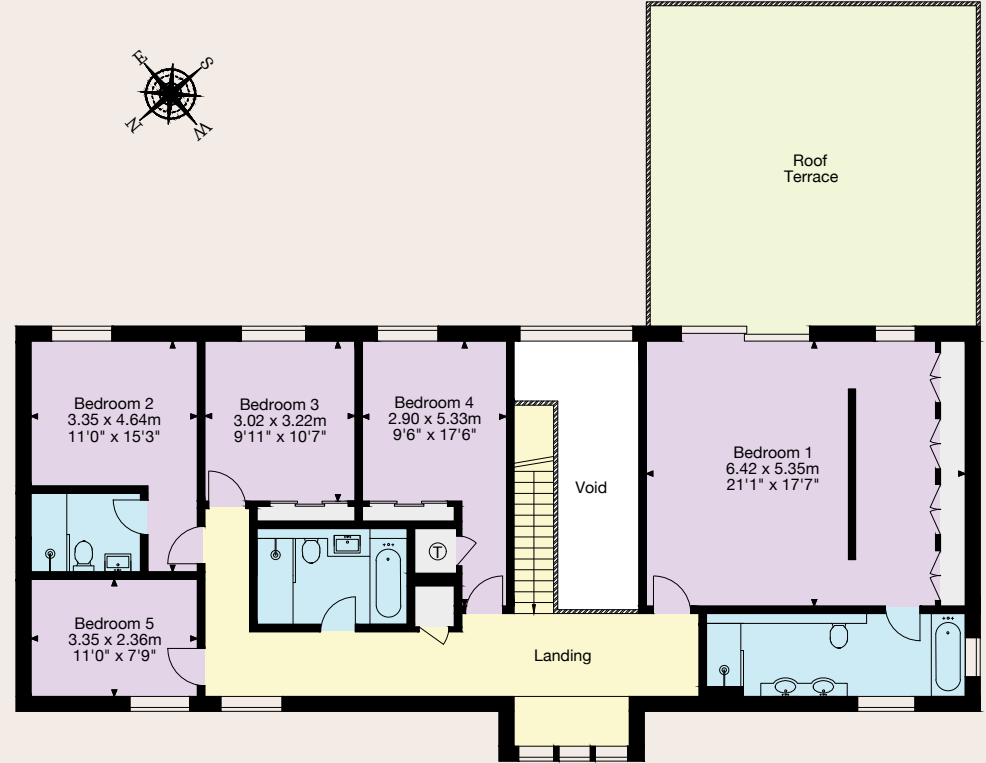
Garage: 33 sq m / 357 sq ft

Total Area: 292 sq m / 3,144 sq ft (Excl. Void)

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

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

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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.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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