



MALVERN HOUSE

Weston Lane, Bath, BA1 4AA



A SPACIOUS AND BEAUTIFULLY FINISHED HOME,
SET WITHIN LANDSCAPED GARDENS AND
OFFERING FLEXIBLE ACCOMMODATION.

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Services: We are advised that the property is connected to mains gas, electricity, water and drainage.
Local Authority: Bath and North East Somerset Council
Council Tax: G
what3words: ///dish.wages.photo
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Malvern House is located on Weston Lane on the west side of Bath, ideally placed between Weston village and the city centre via Royal Victoria Park. Weston offers a good range of local amenities including a supermarket, bakery, post office, pharmacy, café and hair salons, along with a church, two primary schools, nurseries and a local park. The area is known for its welcoming community and proximity to the Royal United Hospital, while Bath's historic centre is within easy walking distance through the park. Regular bus services and Bath Spa railway station provide excellent transport links, with journeys to London Paddington in around 90 minutes and to Bristol Temple Meads in just 15 minutes.

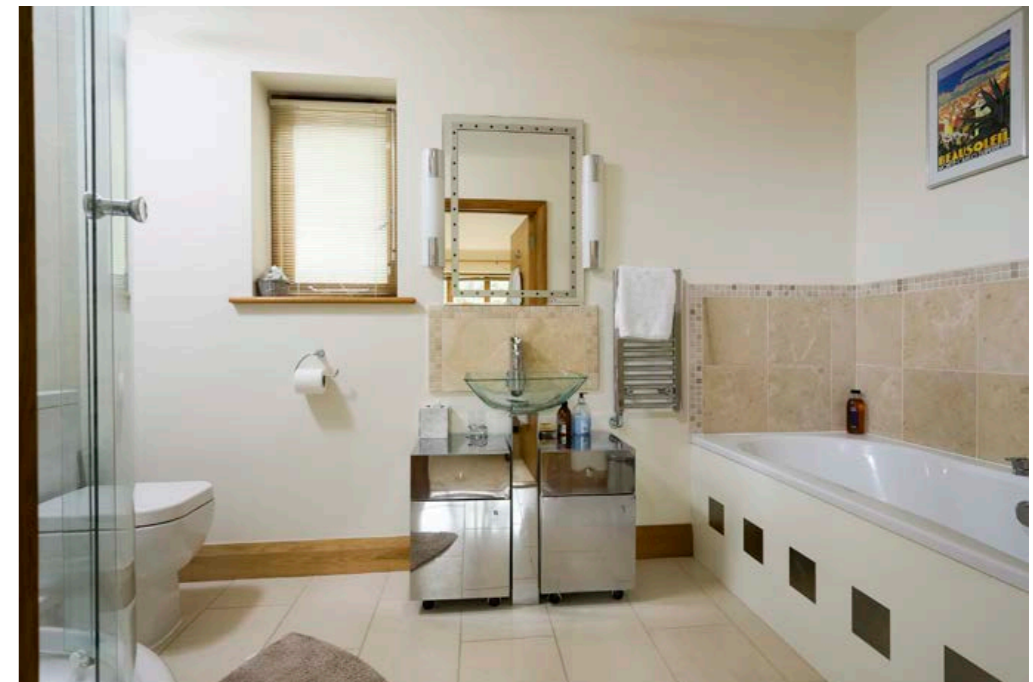
THE HOUSE

Positioned within around half an acre of private, landscaped grounds, Malvern House is an attractive property that combines space, natural light and a thoughtful layout. Its elevated setting and extensive windows ensure the interior feels bright and welcoming throughout.

At the heart of the house is a large open-plan kitchen, dining and living area – a versatile space well suited to both everyday life and entertaining. This arrangement can be enjoyed as one flowing space or more formally divided if preferred. The accommodation is flexible, offering three bedroom suites in addition to further rooms which can serve as bedrooms, studies, or extra reception space.

The garden room is a particular highlight – a warm and inviting timber-framed space, opening directly onto the terrace and gardens. It provides a delightful connection between indoors and outdoors and is perfect for year-round enjoyment.

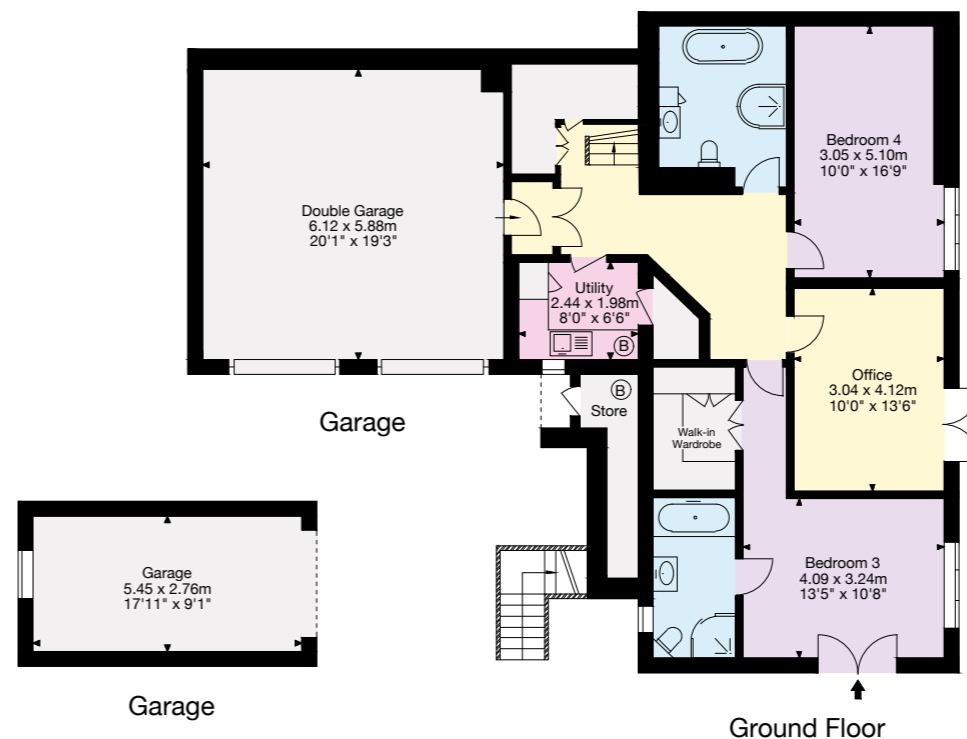
Quality finishes are evident throughout, with limestone flooring, well-appointed kitchen and bathroom fittings, and excellent storage including bespoke and walk-in wardrobes.



OUTSIDE

Outside, the attractive Bath stone façade, gravelled driveway and established planting create a welcoming approach. The gardens have been carefully landscaped to suit the setting, with terraces ideal for outdoor dining and relaxation. Ample parking is provided alongside a double and single garage.





Approx. Gross Internal Floor Area
Main House = 266 sq m / 2,863 sq ft
Double Garage = 35 sq m / 376 sq ft
Garage = 15 sq m / 161 sq ft
Total Area = 316 sq m / 3,400 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Charlie Taylor
01225 325 997
charlie.taylor@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

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