



25 ROYAL CRESCENT

BATH



‘A MAGNIFICENT GRADE I LISTED TOWNHOUSE WITH COACH HOUSE AND PRIVATE PARKING, SITUATED IN BATH’S MOST ICONIC ADDRESS’

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall | Kitchen/breakfast room | Dining room | Garden room

First Floor: Drawing room | Withdrawing room

Second Floor: Principal bedroom with en-suite bathroom | Kitchenette | Study

Third Floor: Four double bedrooms | Family bathroom | Shower room

Lower Ground Floor: Utility room | Cinema room | Gym | Steam/spa room | Wine cellar with bar and tasting vaults

Coach House: Open plan kitchen and reception room | Bedroom 1 with ensuite bathroom
2 further double bedrooms with ensuite shower rooms | Utility room

Outside: Garden | Terracing | Parking | Double garage | Double garage/games room



SITUATION

The Royal Crescent is a renowned address and forms the centrepiece of Bath's architectural heritage, with commanding views across the City. It was designed by John Wood the Younger, built between 1767 – 1775 and is regarded as one of the finest examples of Georgian architecture in the UK.

Overlooking perfectly maintained lawns and the Royal Victoria Park, the Crescent features a historic ha-ha, designed to keep grazing animals away from the formal garden areas.

Bath is a World Heritage city which offers a variety of historical, cultural and leisure facilities. There is a wide range of schools in the area including Prior Park, Monkton Combe, King Edward's, The Royal High School for Girls, and Kingswood.

The transport links are excellent with a mainline rail service to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes).



THE PROPERTY

This immaculate townhouse has been renovated to a high specification. It features impressive, elegant proportions, exquisite original period details and excellent natural light throughout.

On the ground floor, the reception hall leads into a superb kitchen / breakfast room, which is fitted with bespoke units, Gaggenau and Sub Zero appliances. Beyond the kitchen is a stylish dining room and a garden room at the rear, with direct access in the garden.







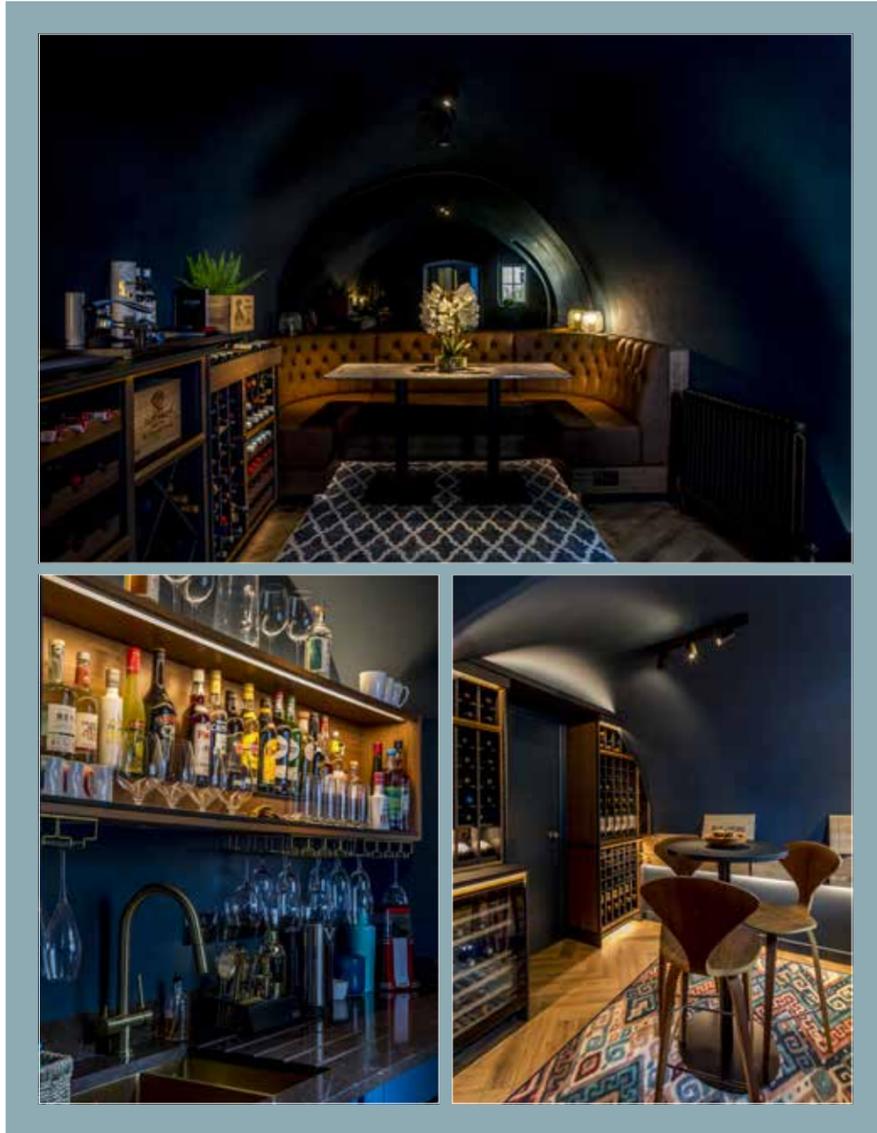


A magnificent central staircase with mahogany handrail rises to the upper floors. The classic drawing room and withdrawing room occupy the full width of the first floor, with three large sash windows that offer far-reaching views. On the second floor there is the principal bedroom with a luxurious en-suite bathroom, study and a convenient kitchenette. The top floor has four further bedrooms, a family bathroom and shower room.





The substantial lower ground floor comprises the utility room, cinema room and gym, together with a steam room / spa room. The vaults have been restored to create a fantastic wine cellar with bar and tasting area.



FLOOR PLAN



GARDEN

The garden is beautifully landscaped and runs the full width of the house. It is accessed directly from the garden room, blending the house seamlessly with terraced seating area, making it perfect for outside dining and entertaining. It has been carefully planted to give colour and interest throughout the seasons. There is a well-maintained lawn and sheltered areas to enjoy at any time of day.



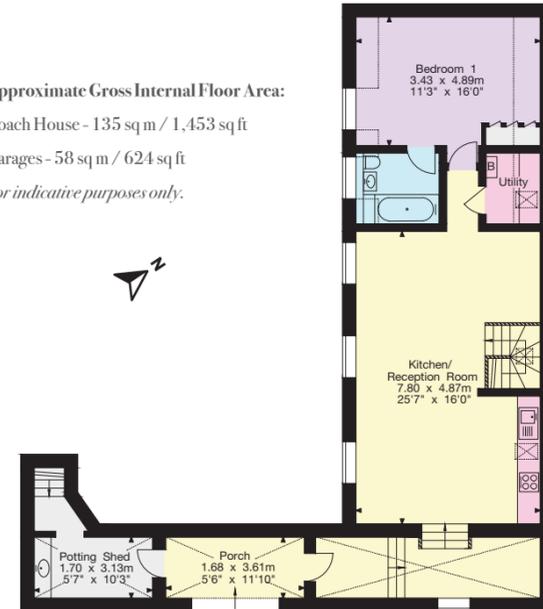
THE COACH HOUSE

At the far end of the garden is the Coach House which provides generous secondary accommodation. It comprises three double bedrooms, with en-suite bathroom / shower rooms arranged over two floors.

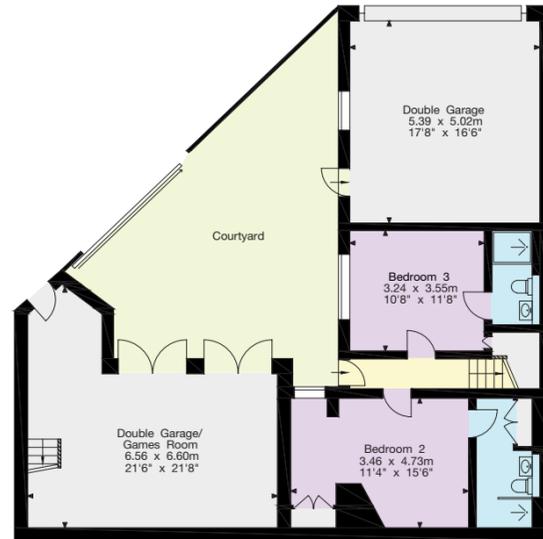
There is ample parking with two double garages (or games room) and sufficient space in the courtyard.



Approximate Gross Internal Floor Area:
 Coach House - 135 sq m / 1,453 sq ft
 Garages - 58 sq m / 624 sq ft
For indicative purposes only.



First Floor



Ground Floor

PROPERTY INFORMATION

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Bath and North East Somerset

COUNCIL TAX BAND

Band H

POSTCODE

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WHAT3WORDS

///sank.grades.lime



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