Knight Frank

HAMPTON LODGE

Sion Hill, Bath

AN ELEGANT GRADE II LISTED GEORGIAN HOME WITH SWEEPING VIEWS AND BEAUTIFULLY DESIGNED GARDENS.

A rare opportunity to acquire a distinguished villa in one of Bath's most desirable roads.

4	2	3	EPC TBC

Local Authority: Bath and North East Somerset Council
Council Tax band: G
what3words: ///stage.tonic.olive
Land Area: 0.28 acres
Services: We are advised that mains water, electricity, gas and drainage are connected to the property.
Tenure: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.

SITUATION

Hampton Lodge sits in a peaceful, elevated position on Sion Hill, one of Bath's most prestigious and sought-after residential addresses. Its commanding setting provides wonderful southerly views across The Approach Golf Course, Royal Victoria Park and the city beyond, while remaining conveniently close to the amenities of St James's Square and the vibrant cultural life of central Bath, approximately a mile away. The area also offers a range of leisure options, including The Approach, Lansdown Tennis Club, Lansdown Golf Course and Bath Racecourse.

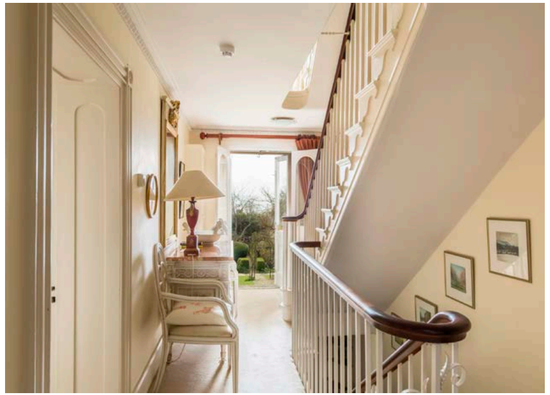
The location is particularly well regarded for access to excellent schooling, with Kingswood, The Royal High School, St Stephen's C of E Primary and Bath Spa University's Sion Hill campus all close by. Regular bus services link the area with the city centre, and Bath Spa station provides high-speed rail connections to London Paddington. Junction 18 of the M4 is also within easy reach. Its combination of tranquillity, stunning views and first-class convenience ensures Sion Hill remains one of Bath's most desirable places to live.

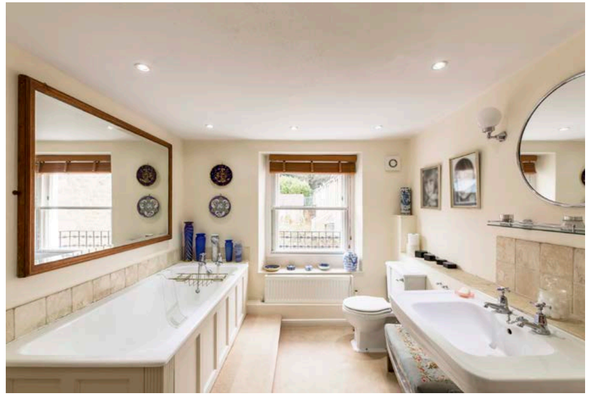
THE PROPERTY

Hampton Lodge is an outstanding Georgian villa, introduced by an elegant reception hall with a sweeping mahogany hand railed staircase that forms the architectural centrepiece of the home. High ceilings, tall sash windows and refined period detailing create a sense of light and proportion throughout. The principal reception rooms include a bright drawing room with twin sash windows and a gas fireplace, a formal dining room and a versatile third reception room suited to use as a study or snug.

The upper floors offer well arranged accommodation, with the first floor anchored by a superb principal bedroom opening onto a balcony with far reaching views. A generous Jack and Jill bathroom connects this room with bedroom four, making the layout ideal for family living. The top floor provides two further bedrooms and a shower room, offering flexibility for guests, children or home working.

On the lower ground floor, the kitchen/breakfast room serves as a warm and practical everyday space, fitted with a gas-fired AGA and ample cabinetry. A utility room/pantry sits to the rear, and the level is completed by storage vaults and a cloakroom, ensuring excellent functionality and convenience throughout the home.



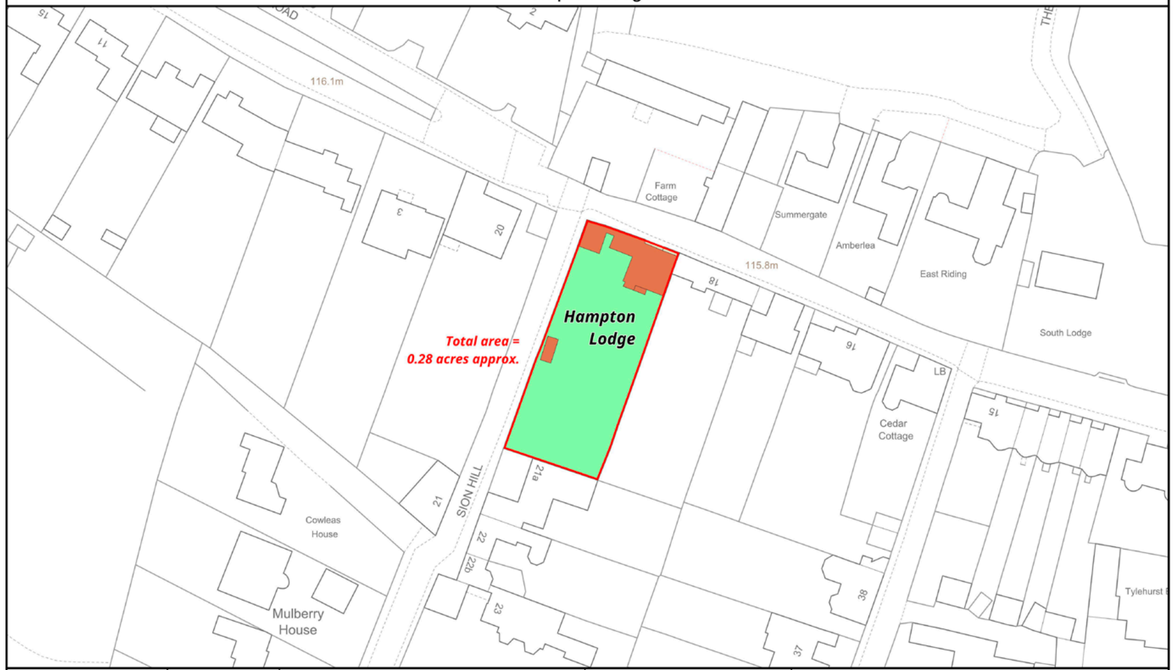


OUTSIDE

The gardens at Hampton Lodge are an exceptional feature, extending to over a quarter of an acre and wrapping around the house thanks to the rare double corner plot. Mature planting, generous lawns and established shrubs create a sense of privacy and calm, while the southern aspect ensures sunlight throughout the day. Fruit trees, a productive vegetable garden and a greenhouse offer opportunities for seasonal gardening, complemented by a traditional stone garden store positioned between the house and the garage.

Gated side access leads to the garage with an electric door, adding practicality to the beautifully landscaped setting. The elevated position of the gardens affords captivating, far-reaching views across Bath, creating a stunning backdrop for outdoor living and making this one of the most impressive garden plots on Sion Hill.

Hampton Lodge



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Date:	Drawn By:	Scale:	Plan Ref:
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Title **Hampton Lodge**

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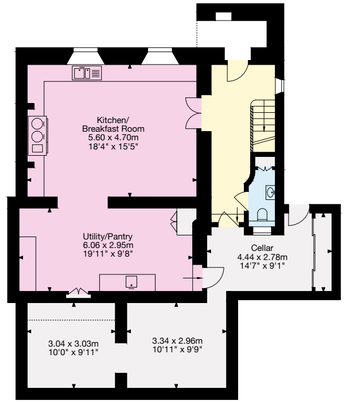
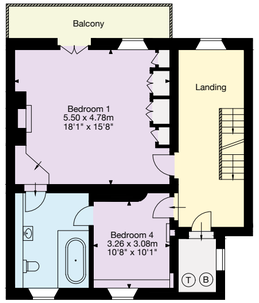
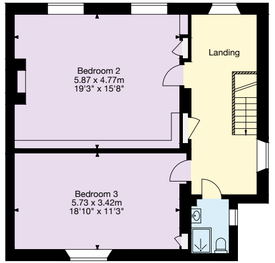


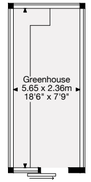
Lower Ground Floor



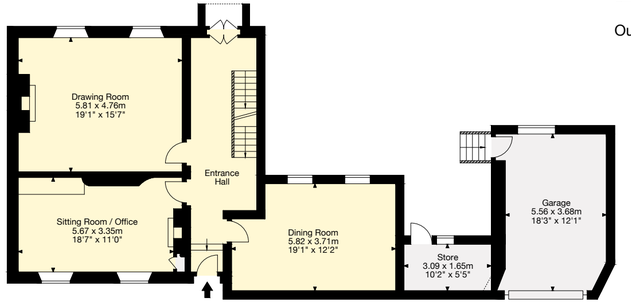
First Floor



Second Floor



Outbuilding



Ground Floor

Garage

Approximate Gross Internal Area
Main House = 338 sq m / 3,634 sq ft
Garage = 20 sq m / 216 sq ft
Outbuilding = 13 sq m / 143 sq ft
Total Area = 371 sq m / 3,993 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.

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Your partners in property

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