

Lower Swainswick House, Bath



A fine double fronted detached
Grade II listed villa with lovely gardens
approaching 0.5 acres close to the city
of Bath.

Summary of accommodation

Upper ground floor Entrance Hall | Drawing Room | Dining Room | Sitting Room
Kitchen/Breakfast Room | Cloakroom

First floor Principal Bedroom | 3 Double Bedrooms | Family Bathroom
Shower Room | WC

Lower ground floor Games Room | Utility Room | 2 Store Rooms | Carport/Storage Space

Outside Beautiful Landscaped Gardens approaching 0.5 acres | Studio/Home Office
Garden Shed/Store | Cedar Greenhouse | Vegetable Garden | Driveway Parking

M4 Junction 18: 8 miles, Bath City Centre 1.5 miles, Bath Spa Train Station 2 miles
Chippenham Train Station 12 miles, Bristol 20 miles, Bristol International Airport 22 miles
(Distances and times approximate).



Situation

Gloucester Road is situated on the eastern fringes of Bath and ideal for the commuter with excellent road links towards Chippenham and the M4. The village of Larkhall is just a short walk with its comprehensive range of thriving local shops that include a popular family butcher, traditional greengrocer, cafes and pubs, small supermarket, delicatessen, chemist, Post Office and independent shops.

Lovely walks can be enjoyed in the surrounding countryside and up Solsbury Hill. The city of Bath is approximately 1.5 miles and offers a wide array of business, entertainment, cultural and sporting activities along with two universities. There are good train services from Bath Spa railway station with high speed rail links to London Paddington (approx. 75 minutes) and Bristol Temple Meads (approx. 15 minutes).

The house

Lower Swainswick House is a substantial double fronted, Grade II listed, detached family home with well proportioned rooms and versatile accommodation arranged over three floors. The current owners have decorated the property throughout with a modern colour palette that enhances the wealth of original features including intricate plaster cornicing, period fireplaces, working shutters and beautiful stripped floorboards.

Steps lead up to an elegant canopied entrance and into a grand entrance hall with doors to all the main reception rooms. An attractive Bath stone staircase rises to the first floor. There is an extremely spacious drawing room with beautiful sash windows to the front and rear aspects. To the other side of the hall are two good sized reception rooms both of which have period fireplaces. At the end of the hall there is a modern kitchen extension that makes an excellent entertaining space with French doors opening out to paved and landscaped terraces perfect for al fresco dining. On the first floor the master bedroom enjoys lovely proportions, and a pair of sash windows afford far reaching westerly views towards Bath's northern slopes. There are three further double bedrooms, a good sized shower room and separate bathroom, as well as a WC and useful attic storage space. The lower ground floor has been partly converted by the current owners to provide a games room/entertaining space and other original storerooms could offer further potential.







Gardens and Grounds

Accessed from the kitchen, the gardens of Lower Swainswick House are a fine feature of the property and extend to some 0.5 acres. They are beautifully landscaped with attractive terraces for entertaining and enjoy beautiful westerly views. There are mature fruit trees including apple, pear and quince, olive trees and bay, some herbaceous planting, a wild garden with pond, productive vegetable garden and a cedar greenhouse with power and light. There is also a sunny home office/studio and an additional garden store. To the side of the house is a covered veranda.

The property is approached off Gloucester Road into a good sized driveway to the front of the property with parking for several cars.

Property Information

Services: Mains gas, electricity, water and drainage are connected. Gas fired central heating.

Local Authority: Bath and North East Somerset Council: 01225 477000.
www.bathnes.gov.uk

Council Tax: Band G.

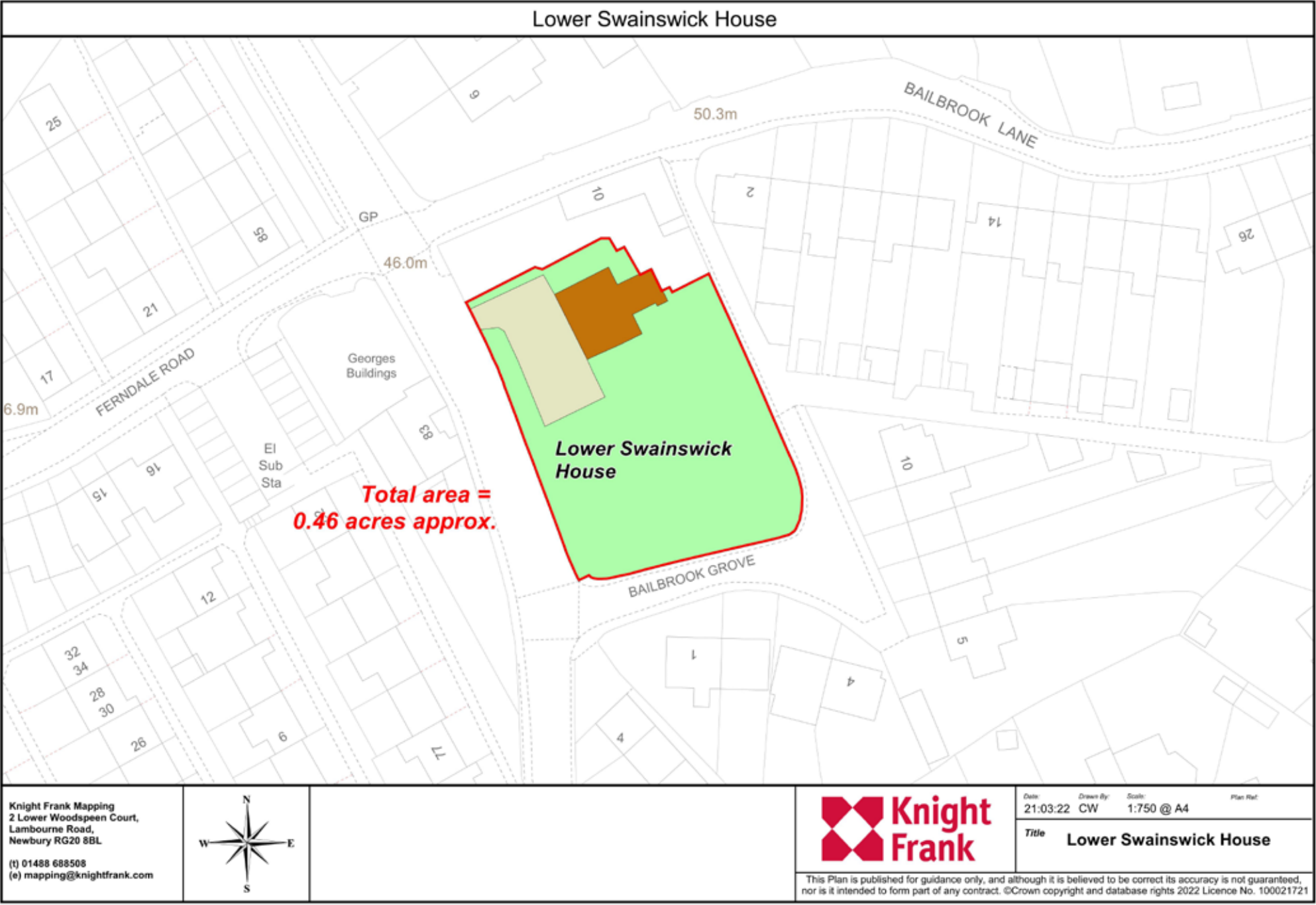
Tenure: Freehold.

Directions (Post Code BA1 7AR)

From Bath leave via the A4, London Road. Before the roundabout turn left at the traffic lights on to Gloucester Road. Continue past Alice Park on your right and no.11 will be found on your right after approximately 0.3 miles.

Viewing

Strictly by prior appointment with the Knight Frank, LLP.

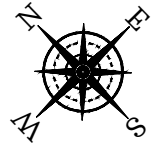


Approximate Gross Internal Floor Area

Main House = 351 sq m / 3,781sq ft

Store = 6 sq m / 60 sq ft

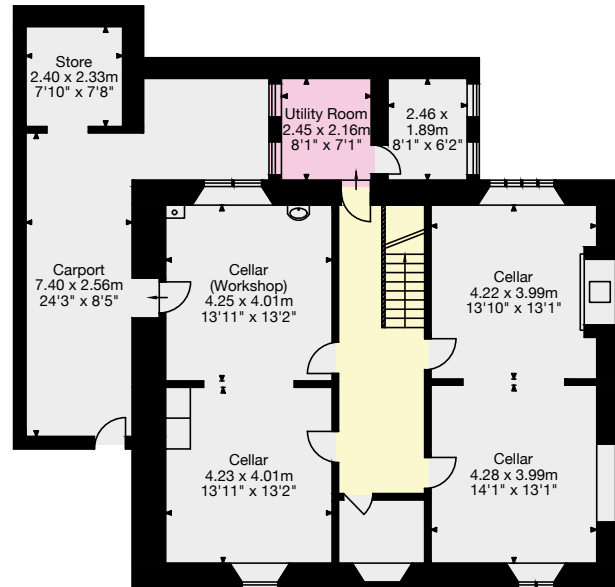
Total Area = 357 sq m / 3,841 sq ft



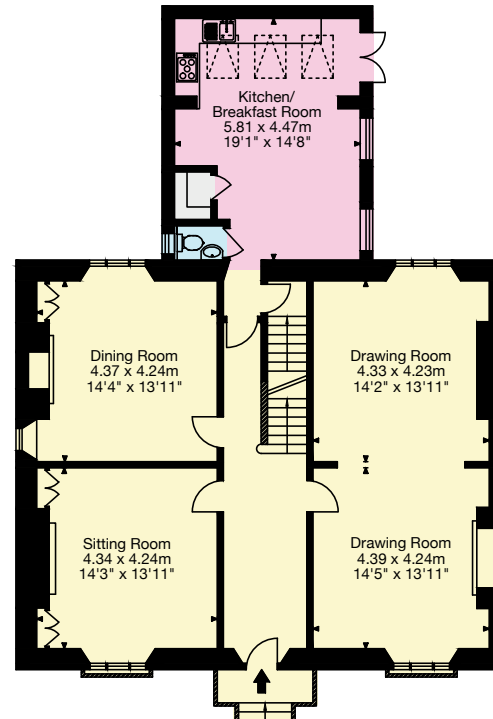
This plan is for guidance only and

must not be relied upon as a statement of fact.

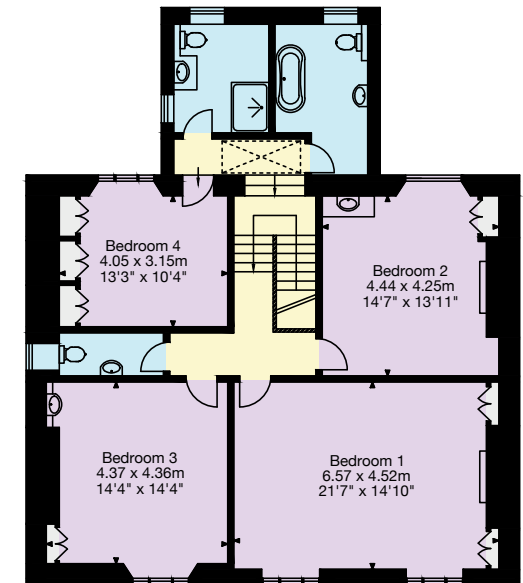
Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor



First Floor

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

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

I would be delighted to tell you more

Charlie Taylor

01225 325993

charlie.taylor@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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.