

6 Granville Terrace  
Bath  
BA1







# 6 Granville Terrace

## Bath

A luxury, four-bedroom contemporary townhouse surrounded by countryside, yet only minutes from the city centre.

Ground Floor | Hallway | WC | Utility | Open Plan Kitchen/Dining/Living Room  
First Floor | Master Bedroom with En Suite | Bedroom 4 | Reception Room  
Second Floor | Bedrooms 2 and 3 | Family Bathroom  
Gardens and Grounds | Driveway | Garage | Garden and Terracing on 2 Floors

Local Train Station | Bath Spa 2.5 miles  
M4 (Junction 18) | 8 miles

(all distances are approximate)

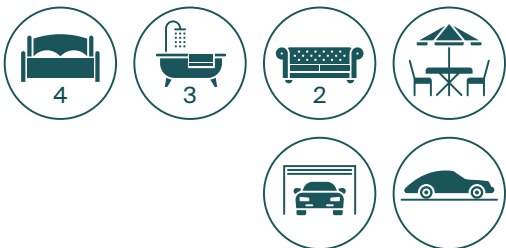


4 Wood Street, Queen Square,  
Bath, BA1 2JQ

01225 325 999  
sam.daniels@knightfrank.com  
knightfrank.co.uk



Spacious and versatile accommodation arranged over three floors.



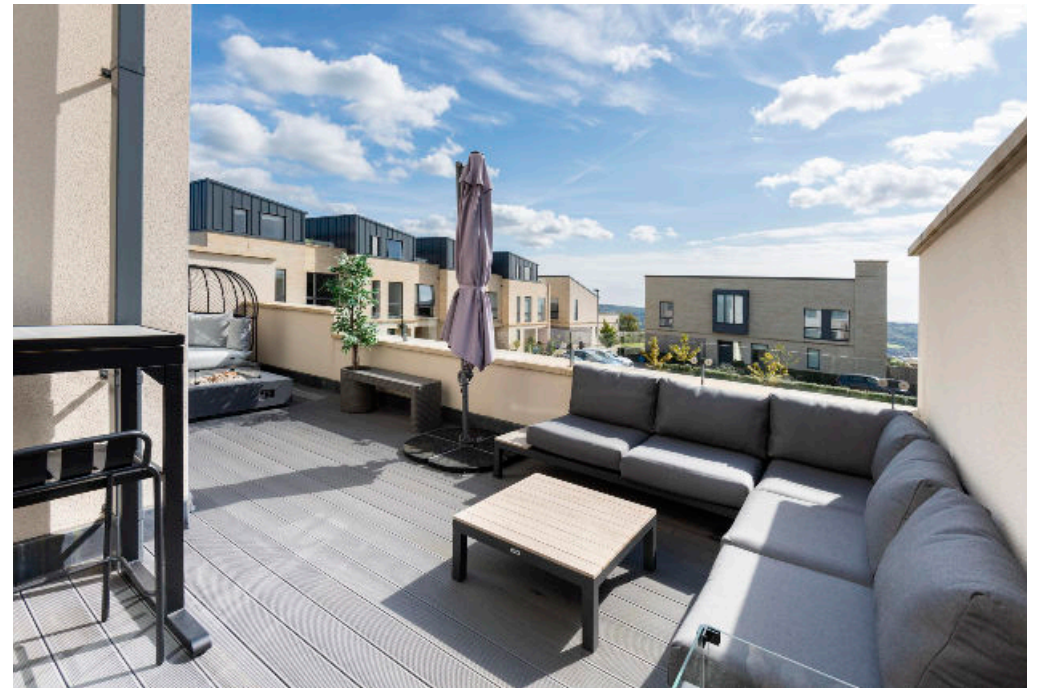
Located in Lansdown on the upper slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.

Number 6 sits on the end of the terrace with its front facing a row of trees. This townhouse feels like a modern interpretation of a classic Bath property.

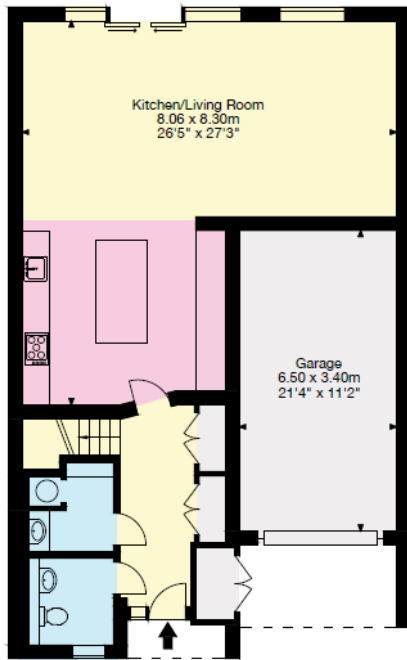
Inside, the whole interior is painted a soft white and this, along with the engineered oak floorboards throughout the ground floor, stairs and hallways, connects the spaces seamlessly. Spotlights in all of the ceilings, adds to this too, as do the floor to ceiling built-in cupboards in many rooms, including the stylish entrance hall. To the left are doors to WC and utility room, to the right, storage and, straight ahead, a doorway into the L-shaped open plan kitchen, dining and living rooms. The sleek Italian kitchen has muted grey units on each wall, with a generous white island in the centre. Siemens appliances are built in (including two fridge freezers) and extra features abound, such as instant boiling water tap, food waste disposal and pop-up electrical points). Sliding doors open to the private garden with patio and lawn, extending this already spacious entertaining area.

Upstairs to the first floor, the reception room extends the full length of this home and has sliding doors to a Terrace at the rear, as does the master bedroom, which also has full-height fitted wardrobes and en suite with shower. Bedroom 4 faces the front of the house and has further storage. On the second floor, there are two bedrooms, a family bathroom, and a door onto a terrace at the side of the property which, facing south west, is perfect for enjoying the evening sun.

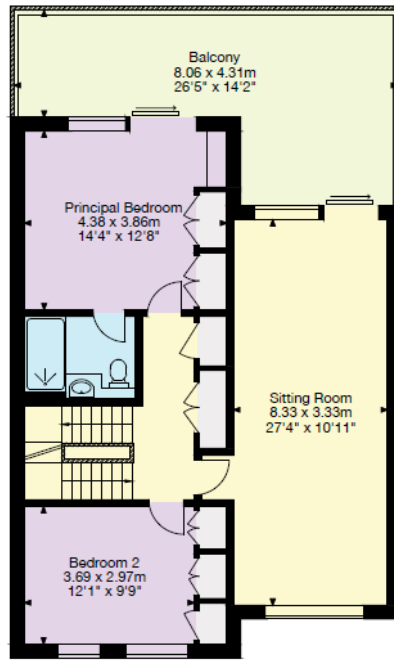




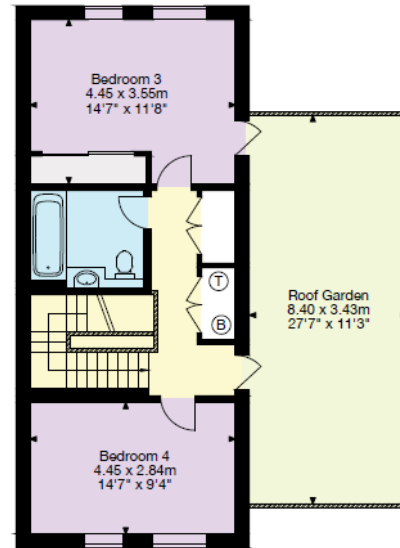
Approximate Gross Internal Area  
Main House = 225 sq m/ 2,424 sq ft



Ground Floor



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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

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

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Sam Daniels**  
01225 325 992  
[sam.daniels@knightfrank.com](mailto:sam.daniels@knightfrank.com)



## Directions

From Queen Square, proceed along Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up, past The Hare and Hounds pub on the right. Turn right into Granville Road and towards the end of this road, Granville Terrace is on the right.

## Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

Cat 5 cabling (allowing excellent online connections through-out).

## Local Authority

Bath and North East Somerset Council 01225 477000

## Council Tax

Band G

## Tenure

Freehold

## Viewings

Strictly by appointment with the agent.

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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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