



**SPRINGFIELD PLACE, BATH, BA1**

£8,500 per month\*

**Carter Jonas**

# SPRINGFIELD PLACE, BATH, SOMERSET, BA1 5RA

- Exquisite refurbishment of substantial house
- Excellent Lansdown location
- Close to some of the best schools in Bath
- Far reaching views
- South West facing garden
- Off street parking with super fast car charging

## THE PROPERTY

Porch • Entrance Hall • Reception hall • Stair hall • Cloakroom • Study • Drawing room • Withdrawing room • Conservatory • Kitchen/Breakfast room • Dining room • Utility area • Plant room • Wine cellar

Principal bedroom with en suite bath/shower room • Two further en suite bedrooms • Two further bedrooms • Family bathroom • EPC band D

Front garden with parking for two to three cars • Landscaped southwest-facing rear garden with summer house

This four-storey Grade II-listed semi-detached Georgian villa was built around 1820 and has recently undergone an extensive and exacting programme of works, including a new slate and lead roof creating an exceptional family home in an excellent location.

The house has just been superbly renovated to exacting standards, with the sense of light, space and design is seldom seen in Bath. The period features are extensive and include original Georgian cornicing with lower friezes, sash windows and marble fireplaces.

No attention to detail has been spared by Concept Interior Design and Greengauge Mechanical Engineers with the latest technology, including, Solar panels, fast electric car charger, insulation, underfloor heating powered by airsource energy, contemporary lighting, audiovisual equipment, and integrated high-end appliances providing the highest specification.

A substantial and exquisitely refurbished Grade II Listed family home with a large southwest-facing garden and terrace with ample off-road parking with super fast car charging.



The kitchen is breathtaking, having been opened into the original vaults to the front, with three large remote controlled roof lights which flood the kitchen with light, and the warmth of an Everhot oven creates a wonderful open plan family area, perfect for entertaining, opening through to the dining room, and then directly onto the enormous terrace and garden. Off the hall on this level is the original wine cellar, and vaults, now a functional utility room, plant room and additional storage area.

The ground floor has a welcoming reception hall with original bath stone flooring, leading past a cloakroom and W.C. to a large study. A door leads through to the stair hall and to an open-plan drawing room with a bay window and withdrawing room. Off the living room is a lovely conservatory showing off the incredible views across Bath to the hills in the distance, as far as Wells. This would be an incredible yoga space.

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

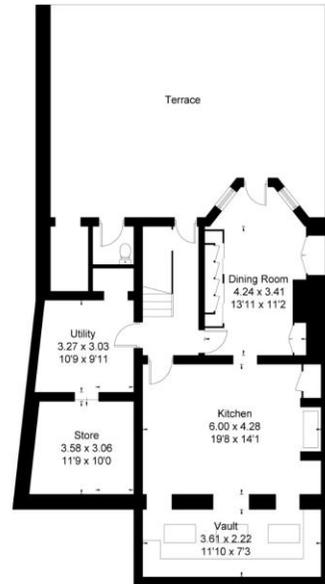
Viewing Strictly by appointment

Local Authority - Council Tax Band G

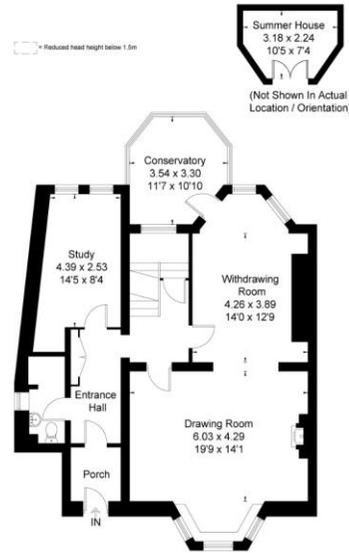
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-)		
<b>A</b> (81-91)		
<b>B</b> (69-80)		
<b>C</b> (55-68)		78
<b>D</b> (39-54)	64	
<b>E</b> (21-38)		
<b>F</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



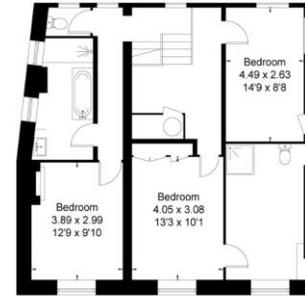
Springfield Place, Bath, BA1  
 Approximate Area = 3964 sq ft / 368.3 sq m  
 W/C = 19 sq ft / 1.8 sq m  
 Summer House = 67 sq ft / 6.2 sq m  
 Total = 4050 sq ft / 376.3 sq m



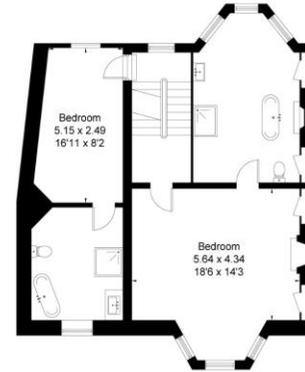
Lower Ground Floor



Ground Floor



Second Floor



First Floor



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Classification L2 - Business Data

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