



SPRINGFIELD PLACE, BATH, BA1 5RA

£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

We are delighted to offer to the rentals market this four-storey Grade II-listed semi-detached Georgian villa was built around 1820 which 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, with special attention to light, space and design, the quality of which seldom seen on the rentals market. The period features are extensive and include original Georgian cornicing with lower friezes, sash windows and marble fireplaces.

There are 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.

The kitchen is breathtaking, 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

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.



to the hills in the distance, as far as Wells. This would be an incredible yoga space.

The two floors above offer large bedrooms, the main bedroom opening through to a huge en suite bathroom with a large shower cubicle, two more having en suites, with the last two serviced by a family bathroom.

The front garden has been opened to allow for car parking, surrounded by hedge and shrub borders.

The rear garden faces southwest, with a covered area for wetter days, and a gravel path leads alongside the large level lawn to a summerhouse at the end of the garden with a further terrace for al fresco dining.

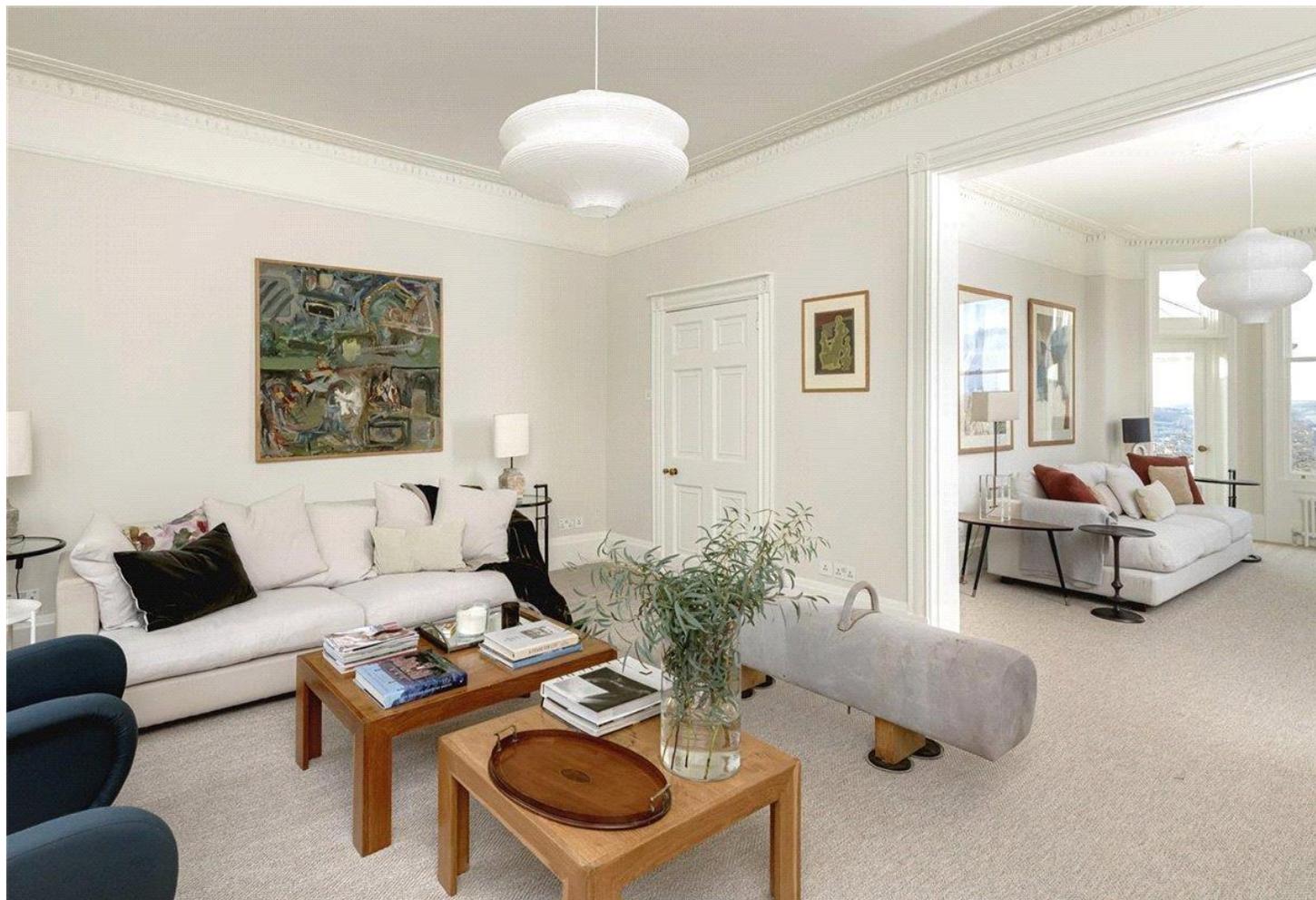
ADDITIONAL INFORMATION

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

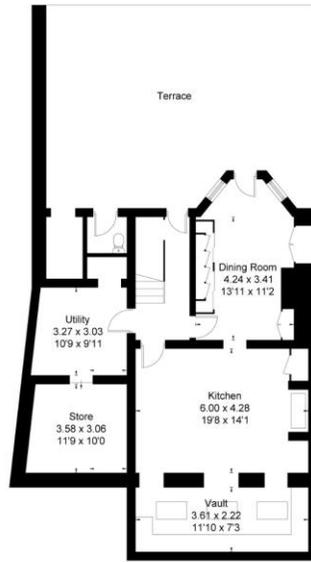
Viewing Strictly by appointment

Local Authority - Council Tax Band G

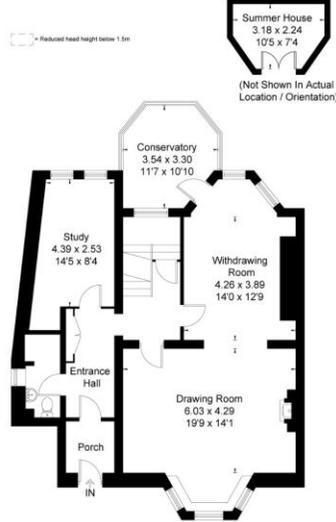
Directions



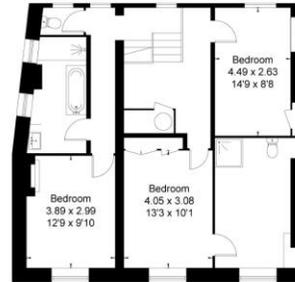
Springfield Place, Bath, BA1
 Approximate Area = 3964 sq ft / 368.3 sq m
 W/C = 19 sq ft / 1.8 sq m
 Summer House = 67 sq ft / 6.2 sq m
 Total = 4050 sq ft / 376.3 sq m



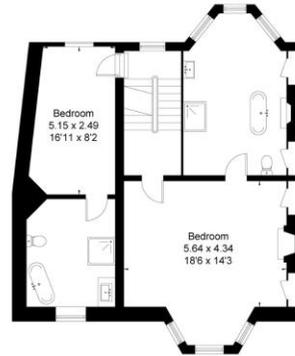
Lower Ground Floor



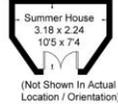
Ground Floor



Second Floor



First Floor



Reduced head height below 1.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Drawn for illustration and identification purposes only by @fourwalls-group.com #62412

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