



10 SPRINGFIELD PLACE
Bath

Carter Jonas

10 SPRINGFIELD PLACE, BATH, SOMERSET, BA1 5RA

- Bath City Centre 1 mile
- M4 (J18) 10 miles
- London (Paddington) from 90 minutes from Bath Spa Station

Entrance hall • Sitting room • Kitchen/breakfast room • Dining room • Conservatory • Pantry • Utility room • Study • Five bedrooms • Family bathroom • Two shower rooms • Cloakroom • Vault • Front courtyard • Gardens • Driveway parking

DESCRIPTION

A highly desirable semi-detached Regency Villa with over 3,000 square feet of beautifully presented family accommodation arranged over four floors. With the benefit of a sunny, secluded and level west-facing garden, and beautiful views of Somerset reaching as far as the Mendip Hills, this family home is most conveniently placed for access to the Royal High School and Kingswood School and several excellent primary schools. The property benefits from well-maintained original features, as well as having stylish, contemporary additions.

Entering through the generous external porch there is a light filled reception hall, the main reception room, an additional bedroom and modern shower room, along with a light filled study with wonderful garden views. The lower ground floor offers a well-appointed contemporary kitchen breakfast room with island unit and utility room and pantry, along with a storage vault to the back of the kitchen. There is a connecting hatch to the reception room which is a cosy sitting room, leading into the spacious, light and bright dining room/conservatory with French doors that open directly onto the garden.

The first floor provides an impressive drawing room spanning the whole front of the house, with an additional bedroom and family bathroom to the back.

A STUNNING SEMI-DETACHED REGENCY VILLA SITUATED IN A SOUGHT AFTER LOCATION WITH OVER 3,000 SQUARE FEET OF BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION ARRANGED OVER FOUR FLOORS







The second floor houses two double bedrooms and a single, also with a modern shower room.

Externally, accessed from the conservatory there is a lovely, paved sun terrace that spans the width of the property with a step leading down to a beautifully manicured level lawn, private walled garden with mature well stocked borders, a specifically designed fire pit area and raised sun lounge section. Tucked away behind a mixture of clipped olive and bay trees is a mature, hidden vegetable garden.

SITUATION

Springfield Place is a handsome terrace of Grade II listed semi-detached Regency villas located on Lansdown's much sought after lower slopes. The property is beautifully positioned opposite St Stephen's church and is within easy walking distance of Bath city centre, and also has an excellent tennis and bowls club only 0.2 miles away.

Springfield Place is perfectly positioned within easy access of a triangle of excellent state and independent schools which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place.



The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is Listed Grade II

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band C

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.





Denotes restricted
head height

Springfield Place, Bath, BA1

Approximate Area = 3247 sq ft / 301.6 sq m (includes vault)

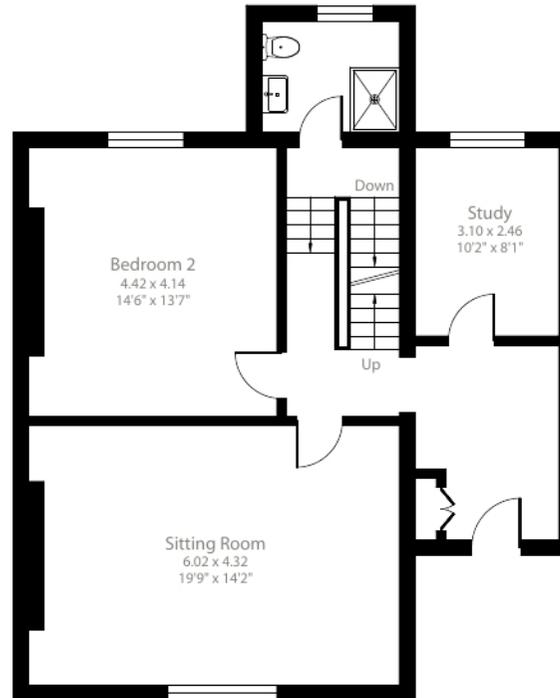
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 3281sq ft / 304.7 sq m

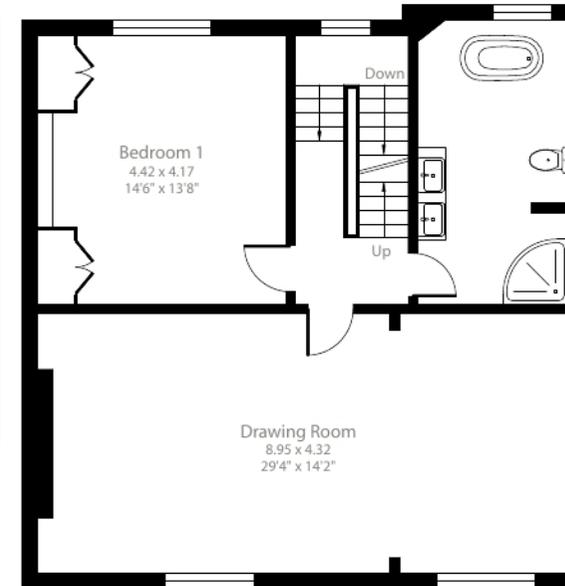
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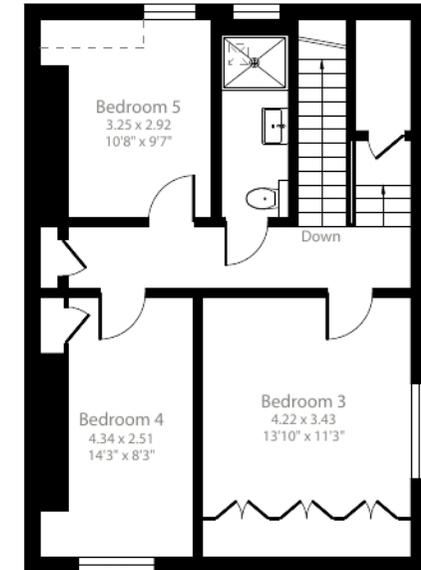
Lower Ground Floor



Ground Floor



First Floor



Second Floor





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