



2 BATHWICK VILLAS, HENRIETTA STREET, BATH, BA2 6LS

A BEAUTIFULLY REFURBISHED SEMI DETACHED VILLA OVERLOOKING HENRIETTA PARK WITH A LOVELY LARGE GARDEN

- Bath Spa Station 0.5 miles (London Paddington from 80 minutes)
- M4 (J18) 12 miles

ACCOMMODATION

Reception hall • Sitting room • Study • Dining room • Kitchen/Breakfast room • Utility room • Main bedroom with en suite bath/shower room • Dressing room • Three further bedrooms • Further bathroom, shower room and two powder rooms

Side and rear gardens • Garden office and storeroom.

DESCRIPTION

A spectacular four storey semi-detached villa built in Bath stone with light and spacious accommodation flowing off a central stair hall. The house is in immaculate condition with exposed limestone floors and carefully restored period features including original cornicing, ceiling roses, a cantilevered stone staircase with wrought iron railings, and an inlaid mahogany handrail.

The impressive dual aspect sitting room has large sash windows overlooking Henrietta Park to the front and the large walled garden to the rear, as well as an open fireplace with marble surround.

The light-filled kitchen/breakfast room has fitted cabinets and a central island with granite worktops and leads through glazed double doors into the rear garden.

The dining room opposite the kitchen opens into a lovely flagstone courtyard that catches the morning light.







The first and second floors host the four large bedrooms, with the principal bedroom having stunning views across the park, an en suite bathroom with walk-in shower and a large, fitted dressing room.

The large gardens extend to the side and rear of the property, enclosed by a high stone wall, and feature a stone patio, a garden office and store.

SITUATION

The property sits in an enviable but quiet location opposite Henrietta Park in Central Bath. Henrietta Street leads directly to Laura Place with its central fountain and offers easy level access to the city centre with its excellent shopping, leisure and cultural facilities, as well as to the Bath Recreation Ground, home of Premiership side Bath Rugby Club.

Schooling in Bath is excellent and within easy reach are Widcombe Primary School, The Paragon School, King Edward's, Beechen Cliff, Monkton Combe, the Royal High School and Hayesfield Girls School.



ADDITIONAL INFORMATION

Tenure: Freehold

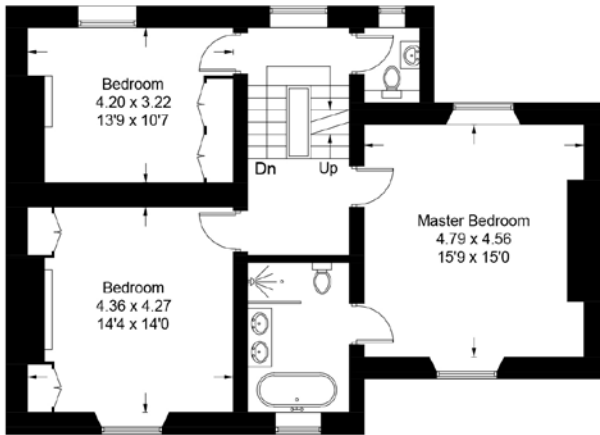
Services: All mains services are connected.

Planning: The property is not subject to a listing.

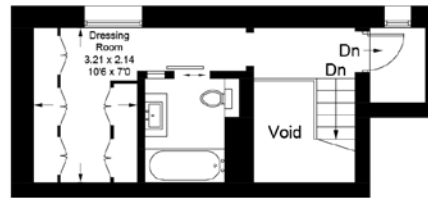
Viewing: Strictly by appointment with Carter Jonas.

Council Tax: Band G

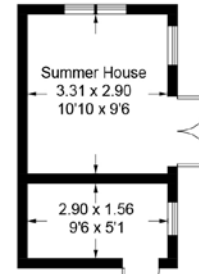




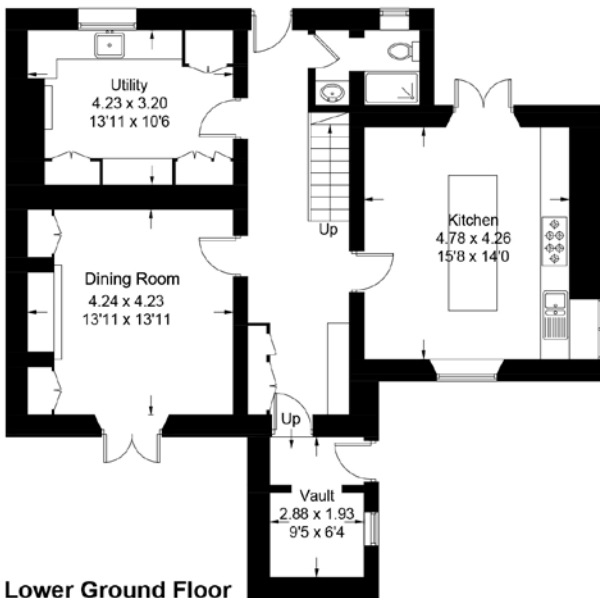
First Floor



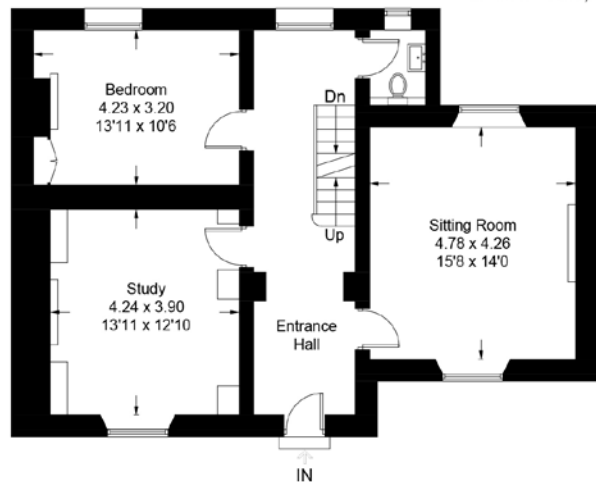
Second Floor



(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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