



NORTHFIELDS HOUSE,
6 Lansdown Square West, Bath BA1 9DR

Carter Jonas

NORTHFIELDS HOUSE, 6 LANSDOWN SQUARE WEST, BATH BA1 9DR

Bath city centre 2 miles. London Paddington from 90 minutes from Bath Spa Station. – M4 (J18) 10 Miles.

Reception hall · Sitting Room · Dining Room · Study
Kitchen/Breakfast Room · Utility · Cloakroom · Main
bedroom with dressing room, en suite bath/ shower
room and large private terrace · Guest bedroom with
en suite shower room · Three further bedrooms. Family
Bathroom · Integral double garage · Off street parking
Large level rear garden

DESCRIPTION

Northfields House is the largest house and occupies the largest plot in this exclusive development with the benefit of gardens extending to approximately a third of an acre, backing onto greenbelt land in an Area of Outstanding Natural Beauty. The views are remarkable, looking down across Bath to Prior Park in the distance. Being tucked away at the far end of the development, the house and gardens offer privacy, whilst being easily accessible to Bath and having some of the best schools in Bath a short distance away.

This five-bedroom home is arranged over two floors with a triple volume entrance hall, large kitchen/dining room, additional separate dining room and two living rooms. The master bedroom suite has its own dressing area and en suite with exclusive access to the first floor terrace with unencumbered views to the south and west.

The house also features a large driveway with parking for multiple cars, leading to the integral garaging with electric doors and an electric car charging point.

Lansdown Square is a superb development of contemporary villas and Bath Stone townhouses in an enviable position located on the upper slopes of Bath in Lansdown, 1.7 miles from Bath city centre.

A SUBSTANTIAL AND IMMACULATELY PRESENTED FIVE BEDROOM DETACHED RESIDENCE WITH AN EXPANSIVE SOUTH FACING GARDEN AND COMMANDING VIEWS





The house is a modern interpretation of a classic Bath residence and boasts outstanding space planning and finishes, affording the highest standard of living and a specification which includes a layered lighting design and zoned underfloor heating throughout.

LOCATION

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone detached house 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.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Viewing: Strictly by appointment with Carter Jonas

Council Tax: Band C

EPC: Band B





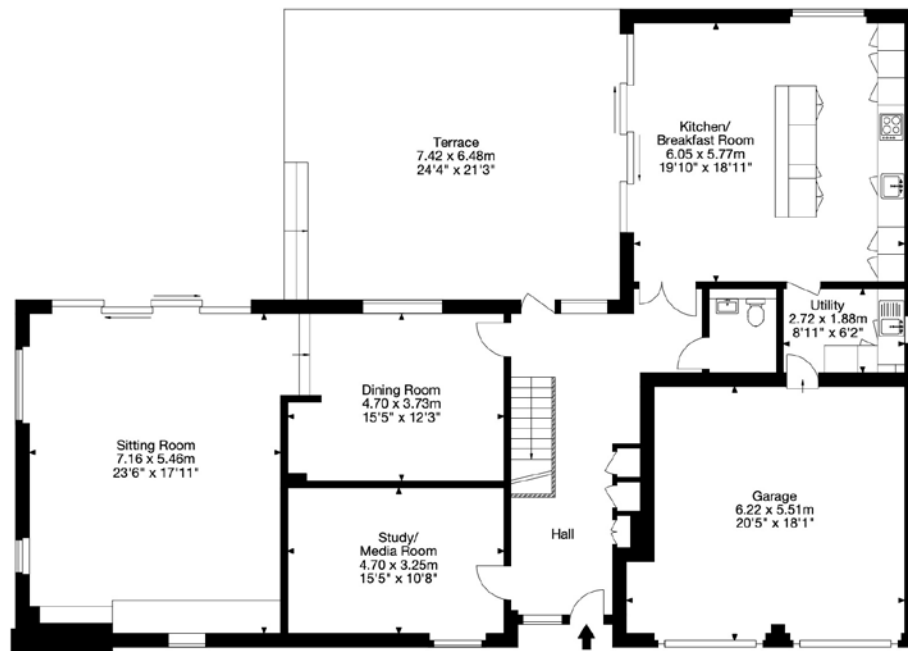
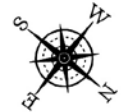
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Gross Internal Area (Approx.)

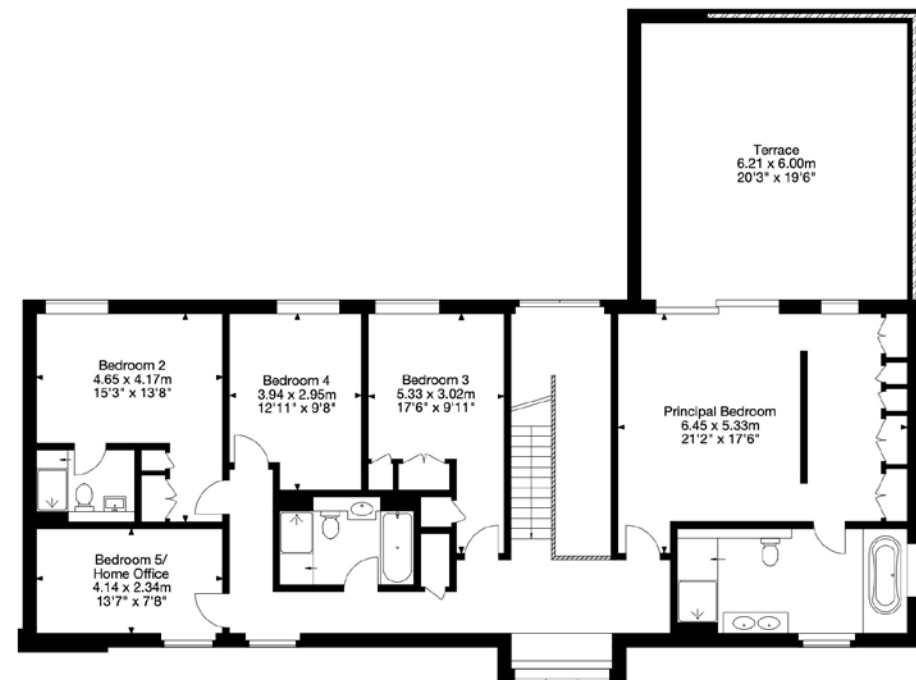
Main House = 282 sq m / 3,040 sq ft

Garage = 31 sq m / 342 sq ft

Total Area = 313 sq m / 3,382 sq ft



Ground Floor



First Floor

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