



**14 SPRINGFIELD PLACE**  
Bath

Carter Jonas

## 14 SPRINGFIELD PLACE, BATH, SOMERSET, BA1 5RA

Entrance hall • Drawing room • Sitting room • Library • Office • W.C • Kitchen/Breakfast room • Dining room • Gym/Studio • Craft room/Studio • Conservatory • Utility room • W.C • Store room • Rear porch

Four bedrooms • En suite to principal bedroom • Dressing room • Shower room • W.C • Balcony to half landing • Bathroom to top floor • Large eaves walk-in storage and plant room

### DESCRIPTION

An impressive family home with spacious welcoming rooms set over 4,000 square feet of accommodation. This attractive house has a plethora of reception space, being wide and lateral in configuration.

To the ground floor is the library and office room, with built in bookshelves and sliding library ladders. Towards the back of this lovely room and overlooking the garden is an office and study with a built-in wall to wall desk and a wood burning stove set in an impressive fireplace, with a wall mounted TV and ample room for comfy sofas and furniture. Also to this floor is a spacious sitting room that flows through to a large drawing room with a pleasing dual aspect to the front and back of the house offering versatile space to work from home.

The lower ground garden level is home to a fantastic open plan kitchen and dining room with extraordinary seamless wide board Dinesen Douglas fir flooring, all under floor heated. The kitchen has a sizeable island unit and breakfast bar, and the kitchen is fully fitted with integrated appliances and an AGA. There is a utility and boot room that opens to the driveway to the side. A lovely light craft room sits to the same floor and could function as a studio or office too. There is a pretty conservatory that also opens to the garden giving the house so much flexibility whatever the weather.

**A SUBSTANTIAL, DOUBLE FRONTED GEORGIAN VILLA WITH REGENCY STYLE LATERAL ACCOMMODATION AND A LARGE WALLED GARDEN, ON THE NORTHERN SLOPES OF BATH.**







The dining room opens out onto the rear patio terrace through glazed French doors. The garage has been converted to a handy gym/office/fifth bedroom with glazed doors that open to the driveway meaning it can still be used as a storage room but remains a flexible use space. Upstairs are four double bedrooms. The principal bedroom looks out through sash windows to the front and has a smartly hidden walk-in dressing room and a large en suite with incredible far reaching views over the city. There are two further double bedrooms to this floor as well as a shower room and a separate WC. To the top floor is the fourth bedroom with its own bathroom. There is a large loft/eaves storage room which also houses the heating system of the house.

The walled gardens are glorious, with a full width sunny patio facing southwest that steps down to a box hedge lined pathway, pond and lawn separated by pleached lime trees. The house has driveway parking to the front for two cars and sits to the side of a mature planted box hedge and cypress tree lined path to the front steps.

#### **SITUATION**

Springfield Place is a handsome terrace of Grade II listed semi-detached Regency villas located on Lansdown's much sought after lower slopes, beautifully positioned opposite St Stephen's church and within easy walking distance of Bath city centre. 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 and there is a good local tennis and bowls club nearby.





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 6 miles to the north and Bristol Airport is 18 miles to the west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** Grade II Listed

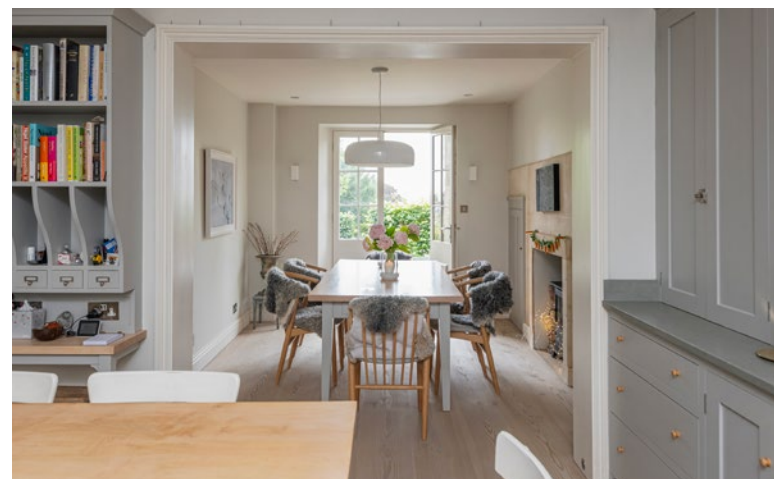
**Services:** All mains services are connected

**Council Tax:** Band G

**EPC:** Band TBC

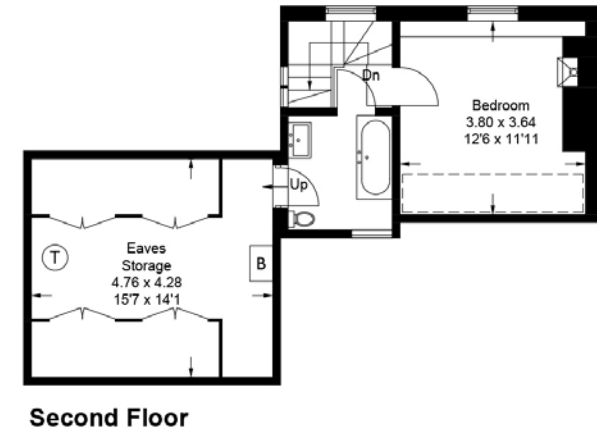
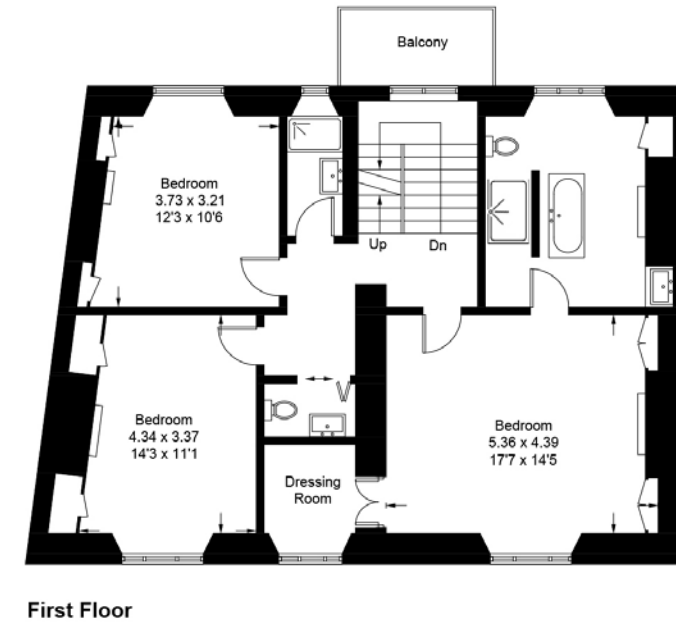
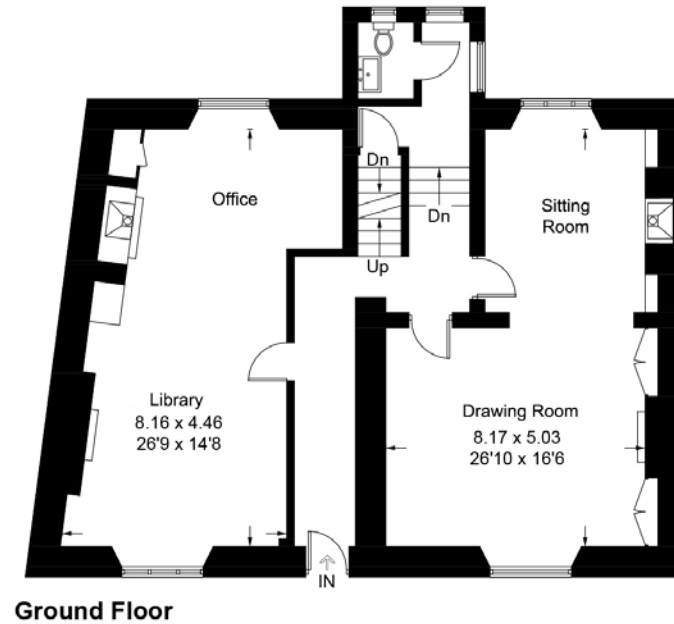
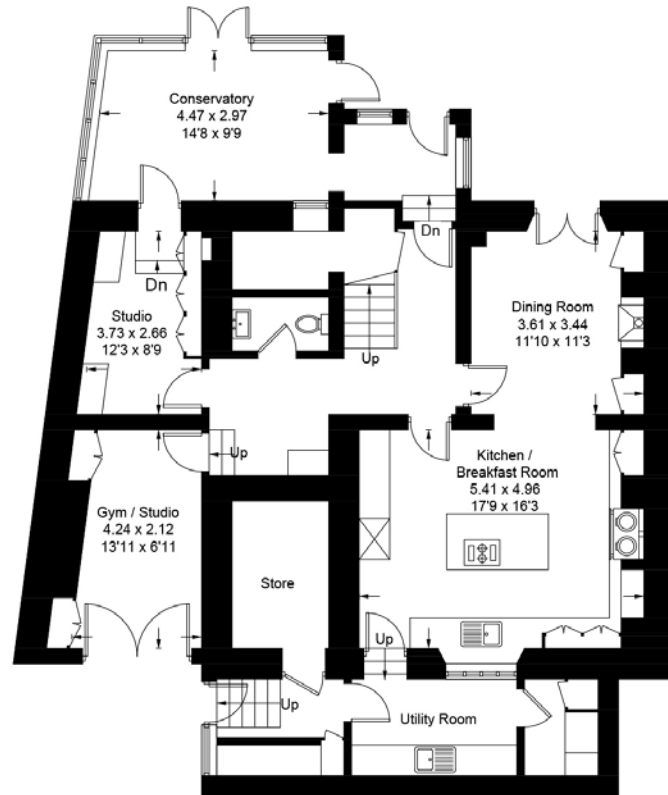
**Local Authority:** Bath and North East Somerset Council.

**Viewing:** Strictly by appointment with Carter Jonas.



# 14 Springfield Place

Approximate Gross Internal Area = 375.7 sq m / 4044 sq ft





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#### **IMPORTANT INFORMATION**

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