

# 2 CAVENDISH CRESCENT

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BATH • BA1 2UG





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A FINE GRADE II LISTED FAMILY HOUSE IN THE DELIGHTFUL CAVENDISH CRESCENT WITH THE POTENTIAL FOR A SELF-CONTAINED LOWER GROUND FLOOR APARTMENT.

## ACCOMMODATION

### Ground Floor

Kitchen – Dining Room – Utility Room

### First Floor

Drawing Room – Withdrawing Room – W.C.

### Second Floor

Master Bedroom with en suite Bathroom and Dressing Room – Bedroom with en suite Bathroom

### Third Floor

Two bedrooms with en suite Bath/Shower Rooms

### Lower Ground Floor

Potential for self-contained use – Sitting Room – Kitchen – Study – Bedroom – Shower Room

### Outside

Front and Rear Courtyards – Vaults – Landscaped Garden

Front and rear courtyard, walled and enclosed garden.

Grade II listed.

## SAVILLS BATH

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Your attention is drawn to the Important Notice on the last page of the text.



## HISTORY

Cavendish Crescent was designed by John Pinch and built for William Broom (a speculative builder) between 1817 and 1830. The crescent runs to 11 houses of equal size originally. The fronts of the houses are identical architecturally with the entrance doors set within arched openings emphasised by restricted stone surrounds.

The elevation is unified by strong horizontal lines by the first floor platland; the stringcourse at third floor level and the main cornice with parapet above. The first floor windows have segmental balconies of trellis design in ornate iron. During the 20th century most houses were divided to create flats and number 2 offers a rare chance to acquire a complete house.

## DESCRIPTION

Cavendish Crescent stands above its lawn (residents' garden) on a high pavement and is Bath's most delightful crescent. Listed Grade II, number 2 has a pretty canopy porch above the broad panelled front door. The stunning façade has the classic trio of sash windows running across the first floor and above-arch cornices, which link the house and unite the symmetry of the crescent.

On entering the house, one is immediately struck by the elegant proportions of the rooms for which Georgian architects are famed. There are large sash windows, high ceilings, fine chimney pieces and ornate ceiling mouldings.

The house has recently been the subject of a refurbishment programme and is presented in excellent decorative order.

The grand reception hall has a stone tiled floor and vaulted ceiling. A magnificent stone staircase with mahogany hand rail, rises to the upper floors.

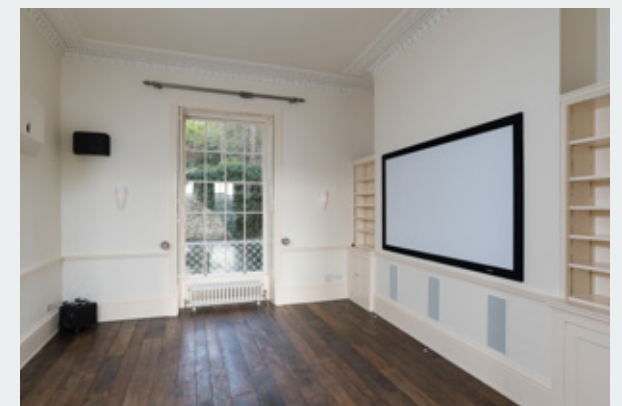
On the ground floor is a superb dining room that enjoys a good outlook over the gardens. A fireplace sits in the heart of the room and stone tiled flooring continues into the kitchen which is accessed via the wedding doors. This gives the flexibility of having a large open plan space or more intimate formal dining room.

Of particular note are the stunning first floor drawing rooms; light floods in and the views across the Approach Golf Course to the south west are superb.

On the second floor is a fine master suite as well as a guest bedroom with an en suite bathroom. Two further bedrooms each with en suite facilities lie on the third floor. The rooms to the front of the house have panoramic views over the Approach Golf Course and Royal Victoria Park.

The lower ground floors can provide additional reception rooms and bedrooms as well as be used as a separate apartment/ancillary accommodation to the main house.

Outside there is an established and hard landscaped garden to the rear.





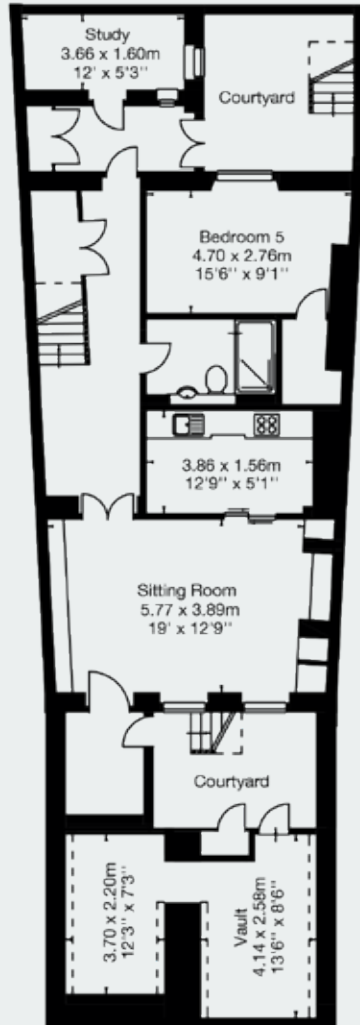
## 2 CAVENDISH CRESCENT

Gross internal area (approx.)

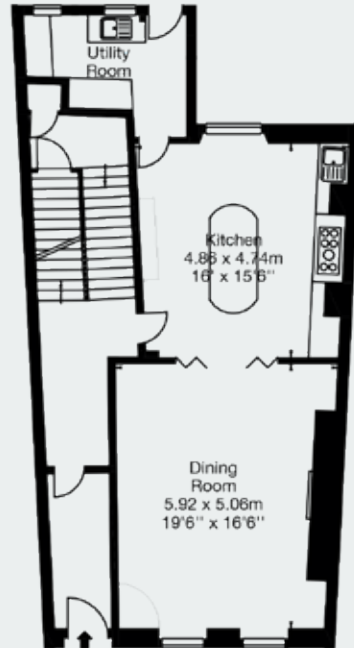
4621 Sq Ft - 429 Sq M

(Including Vaults)

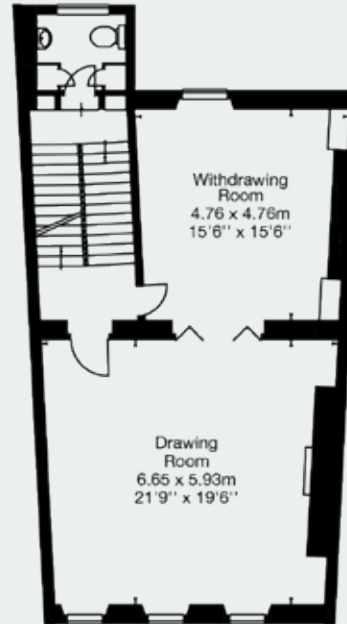
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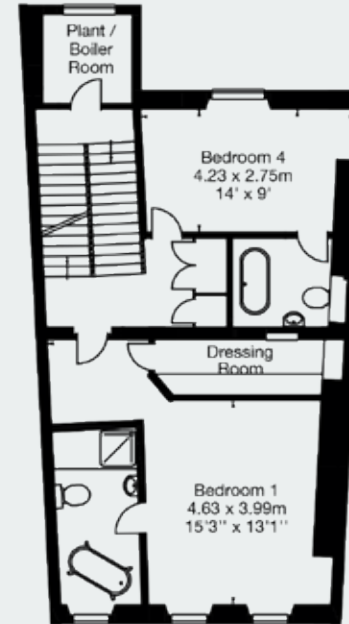
Lower Ground Floor



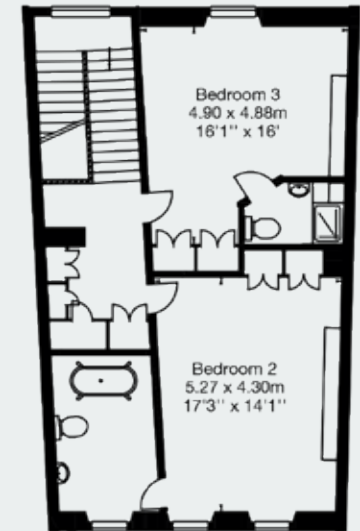
Ground Floor



First Floor



Second Floor



Third Floor

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## SITUATION

The Crescent is unusual in that it borders extensive parking and a golf course with both rural and urban walks straight from the door. Cavendish Crescent sits at the upper end of Cavendish Place, just before Park Street and next to St. James's Square which offers a variety of shops including a newsagent, chemist, hairdressers, delicatessen, two popular public houses as well as a nearby florists and greengrocers. The Approach Golf Course and Royal Victoria Park with its famous Botanical Gardens are nearby, along with the many cultural, recreational and leisure facilities offered by the city of Bath.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

## DIRECTIONS

2 Cavendish Crescent is located at the top of Cavendish Road, on the right hand side.

## General Remarks and Stipulations

**Tenure:** Freehold

**Services:** All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

## Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

**Viewings:** Strictly by appointment with Savills.





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