



7 Henrietta Place

Bath, BA2 6PP



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A beautifully presented three storey 4/5 bedroom townhouse positioned in this exceptional location

Entrance Hall • Kitchen/Dining Room
Sitting Room • Utility • Drawing Room • Cloakroom
Master Bedroom with en suite Bathroom
Three Further Bedrooms • Study/Bed 5
Family Bathroom • Garage • Garden
Central Location

Situation

Henrietta Place is situated in a quiet and secluded, yet central position in between Henrietta Street and St Johns Road. The property is located within very easy reach of Bath city centre and is approximately 0.2 miles from the famous Pulteney Bridge and Great Pulteney Street. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture, that offers a wide variety of cultural, leisure, sports and shopping facilities. There are world class sporting facilities at Bath University and Bath Rugby Club and also many highly-regarded schools nearby which include King Edwards School, Prior Park College, Monkton Combe School and Bathwick St Mary's C of E Primary School.

Bath Spa railway station is approximately 0.5 miles away which provides direct links to London Paddington, Swindon, Bristol and South Wales. The M4 motorway junction 18 is approx. 10 miles to the north of the city.





Description

7 Henrietta Place is one of four exclusive terraced town houses located in a quiet walled and gated development. Built of Bath stone with slate roofs and sash windows, the property has all the appeal of a Georgian townhouse with the favourable energy performance benefits of a more recent build. The development was built to an extremely high specification.

The property has beautifully presented flexible accommodation arranged over three floors which is in immaculate and tasteful decorative order throughout. There is under floor heating throughout the property.

On the ground floor there is an attractive, well equipped, open plan dining room and contemporary kitchen with composite work surfaces and a central island as well as a sitting room that overlooks the front garden. In addition on this level there is a utility room that has access to the integrated double garage and rear access.

On the first floor there is an elegant formal drawing room to the front, a study and a generous master bedroom with a beautifully fitted en suite bath and shower room. The top floor has three further bedrooms and a family bath and shower room.

Externally to the front of the property there is a pretty, well stocked garden and sun terrace.

General remarks and stipulations

Tenure

Freehold.

Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk.

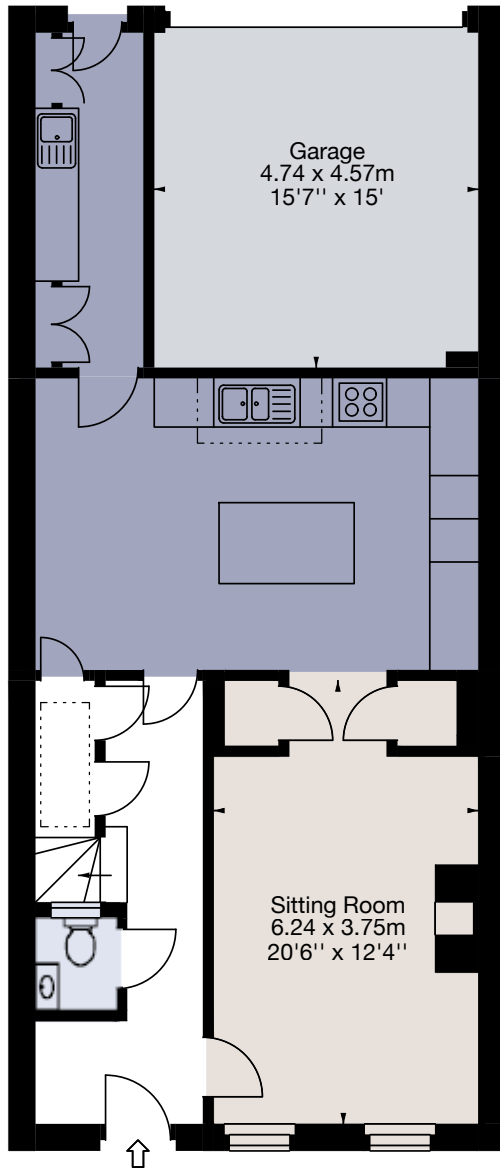
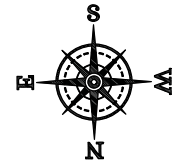
Viewings

Strictly by appointment with Savills.

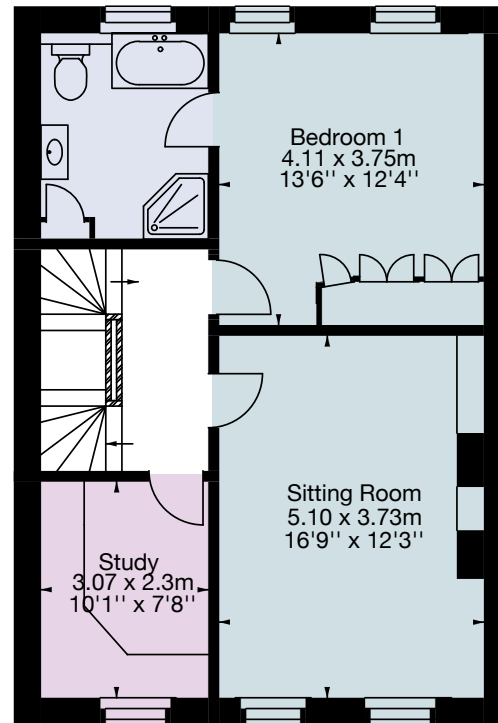
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.



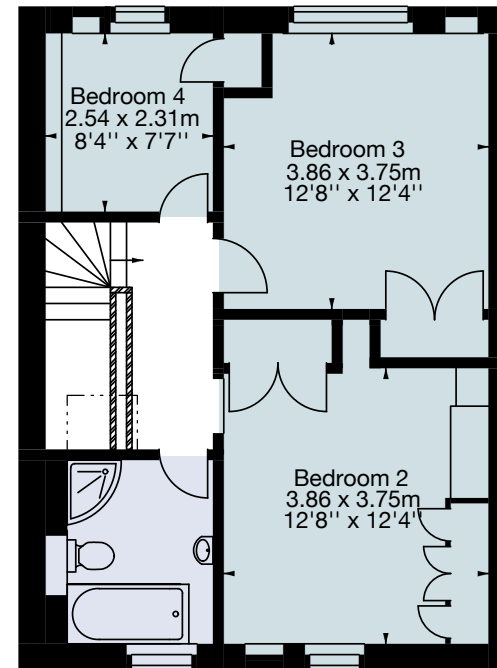
7 Henrietta Place, Bath, BA2 6PP
Gross internal area (approx) 208 sq m/2,244 sq ft



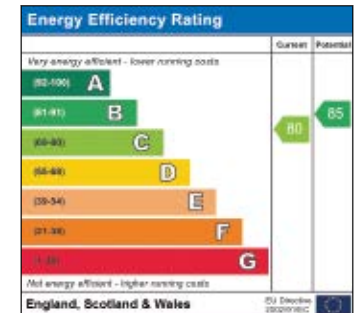
Ground Floor



First Floor



Second Floor



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