NO 4

BROCK STREET

BATH

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BATH • BA1 2LN

A wonderfully-restored townhouse providing elegant family accommodation and a south-facing walled garden

Ground Floor:
Entrance hall
Stair hall
Cloaks cupboard
Library/study
Drawing room (with access to the garden)

Garden Floor:
Kitchen/breakfast/sitting room (with access to the garden) Utility/laundry room with cloakroom
Large vaulted store

First Floor:
Principal bedroom with large en suite bathroom

Second Floor:
Two double bedrooms
Separate WC

Third Floor:
Two further bedrooms
Family bathroom
Shower room

Lower Ground Floor:
Family room (with access to the garden)
Wine cellar

Situation

Brock Street links the iconic locations of The Royal Crescent and The Circus. Its central location is perfect for accessing Bath's thriving and award-winning restaurants, museums, theatres and shopping amenities. Royal Victoria Park, which extends to 57 acres, neighbours Brock Street. Designated a Unesco World Heritage Site Bath provides excellent leisure, cultural, and sporting opportunities including its popular theatre and premiership Rugby club. The M4 motorway is approximately 10 miles north of the city (junction 18). Bath Spa mainline station provides access to London Paddington (journey time from 75 minutes) and Bristol Temple Meads station (journey time from 15 minutes).

Bath has an excellent range of schools including Prior Park, Monkton Combe, King Edwards, The Royal High School (girls) and Kingswood.

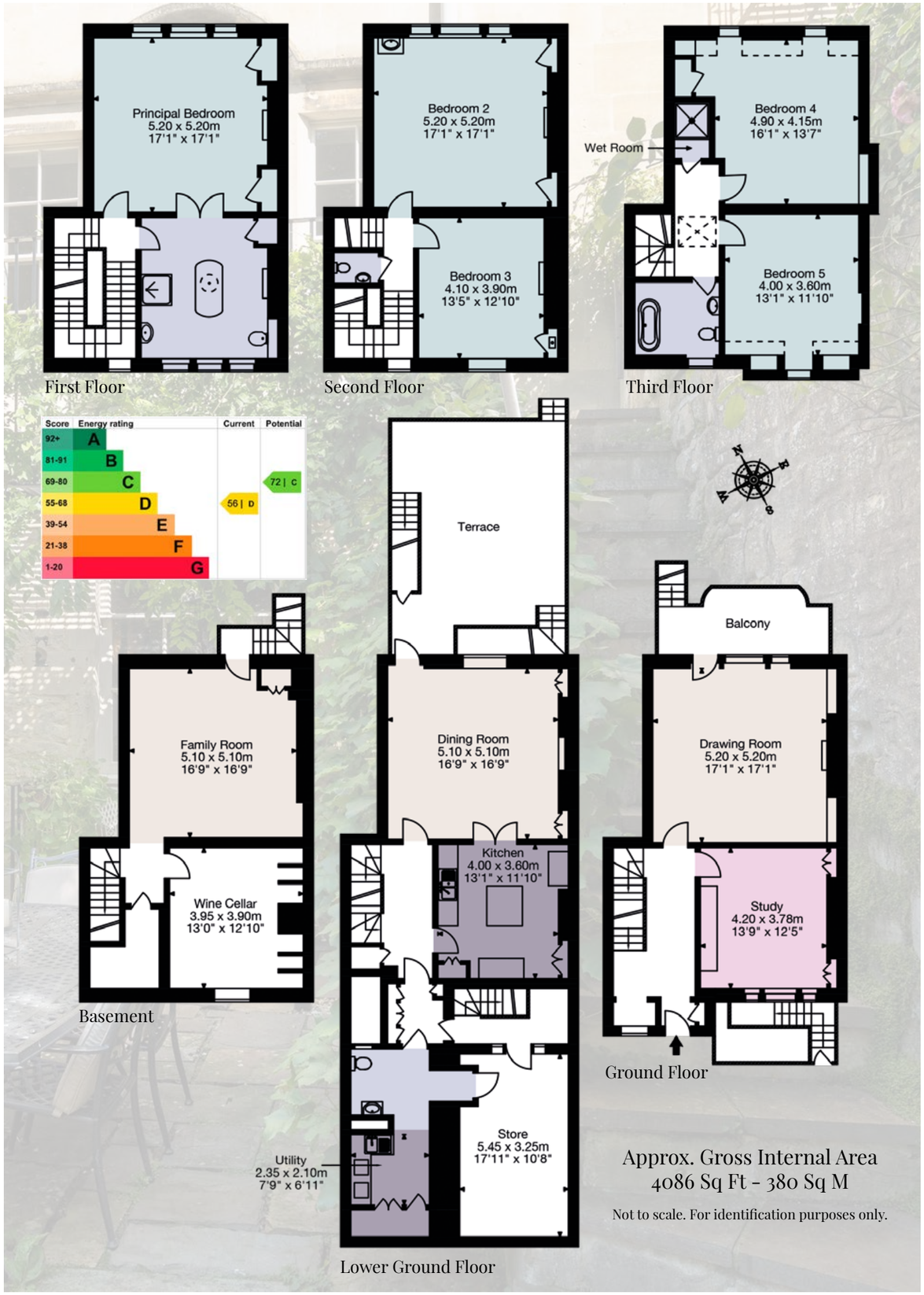
Description

A superb family house, beautifully presented and situated on the southern side of Brock Street, one of Bath's prime locations, connecting The Royal Crescent and The Circus. Listed Grade II, the house was built by renowned Bath architect John Wood the younger in 1783 as a continuation of The Circus. 4 Brock Street was the subject of comprehensive renovation in 2010 when the building was returned from separate flats to one single home. Meticulous attention has been paid to combining the comforts of modern living with the fine Georgian architectural features - greatly enhanced by today's decoration and living arrangement.

The elegant and appealing rooms provide in excess of 4,000 sq ft over six floors. The formal drawing room and neighbouring library/study on the ground floor are in contrast to the informal and open-plan kitchen/breakfast/sitting room of the garden floor which is very much the hub of family life.

The first floor is dedicated to the principal bedroom and its en suite bathroom, with the second and third floors providing four further bedrooms and two further bath/shower rooms.

Of particular note are the delightful Venetian windows which immediately draw you to the southerly aspect overlooking the gardens and magnificent trees of Royal Victoria Park beyond.



Outside

The established south-facing garden is walled to all sides has been designed for ease of maintenance and provides a series of garden 'rooms' including a paved, Italianate dining terrace with wisteria, jasmine and a grape vine.

The lawn is edged with pleached apple and pear trees and decorative box balls. At the rear of the garden there is a large raised bed, featuring box borders and topiary.

A rare feature for any period town house in Bath is the access to the garden from three reception rooms - the drawing room, kitchen/dining room and the family room.

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 and North East Somerset Council
www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

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