

whiteley helyar



4,145 ft²



4 bedrooms



4 bathrooms



*parking permit
available*

Guide Price £2,850,000

10 St James Square, Bath, BA1 2TR

A quite stunning Listed Georgian Town House, refurbished throughout as a labour of love to create extensive and elegant accommodation in this delightful tucked away position on the edge of the city centre. Beautifully positioned on the park side of this most sought after square of 45 houses by notable Bath architect John Palmer, this exquisite property enjoys stunning views across the adjacent High Common parkland and also in front, across the Square and the beautifully maintained communal gardens.

ACCOMMODATION

- elegant entrance hallway
- 21ft drawing room
- withdrawing room with balcony
- 21ft dining room
- study / library
- bespoke kitchen with large marble breakfast bar
- half landing with balcony
- 19ft master bedroom with en-suite bathroom
- 2 double bedrooms with en-suite bathrooms
- further double bedroom with en-suite wet room and separate cloakroom
- storeroom / wine cellar
- 2 vaulted rooms
- 3 cloakrooms

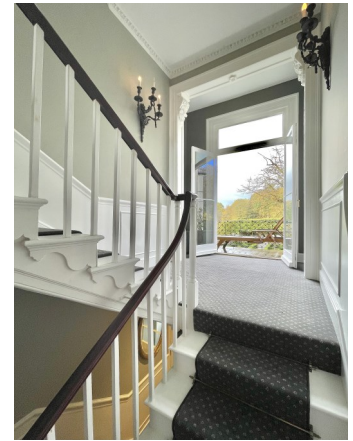
EXTERNALLY

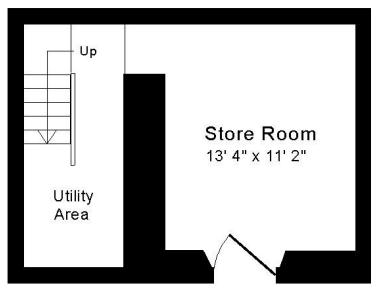
The walled rear garden is delightful, faces approximately West and is about 55' x 20' in size. It is designed with dividing parterres of Box and Karen Blixen Roses and a 'wall' of elevated pleached hornbeam to provide further privacy. In front of the house are the pretty gardens in the centre of the Square, with railings and secured gated access, for the exclusive enjoyment of the residents of St James's Square.

LOCATION

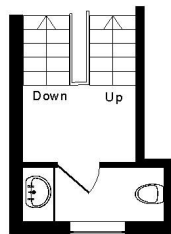
10 St James's Square occupies a highly select and most convenient position. It is just a very short walk into the very centre of the city and is next to Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area). In addition to the countless shops and amenities in the middle of Bath, the deli, greengrocer, chemist and newsagent in the square are also very close to hand, whilst swift access to the M4 is available without having to cross the city.



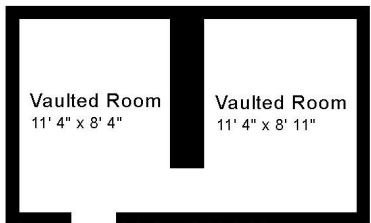




Basement

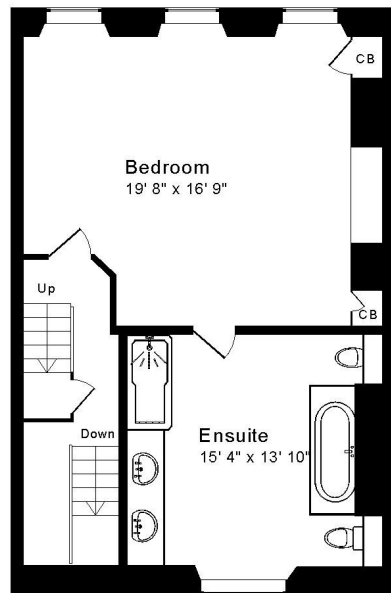


Half Landing 1st/2nd

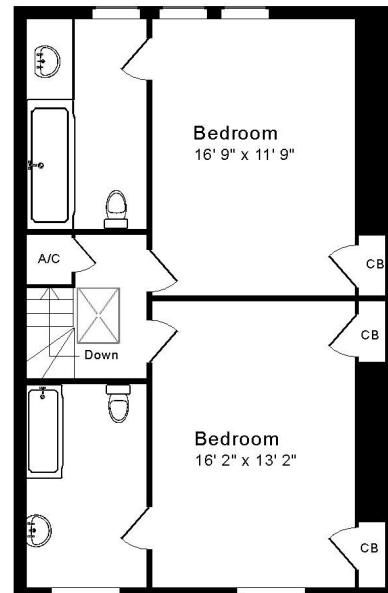


Lower Ground Floor

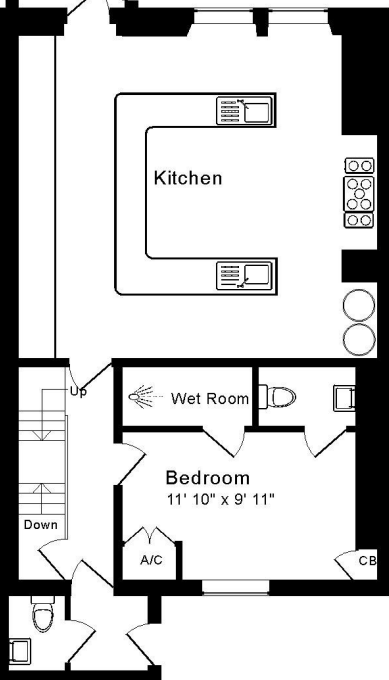
Approx. Gross Internal Floor Area 4,145 Sq. Ft. / 385 Sq. M
 Includes Vault Rooms
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2021
 Drawing Number:172-0431
 10 St James Square, Bath, BA1 2TR



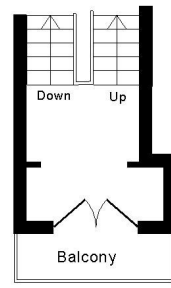
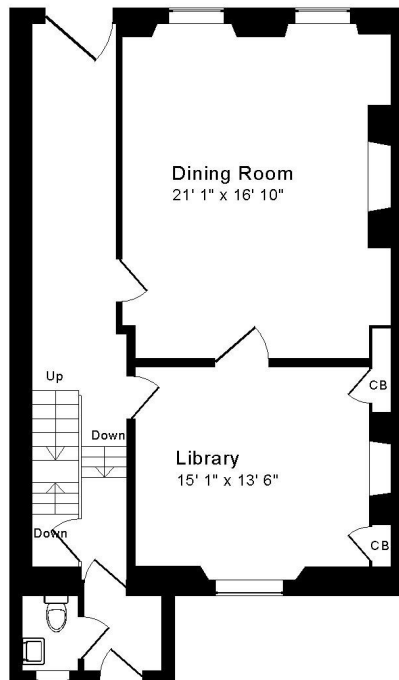
Second Floor



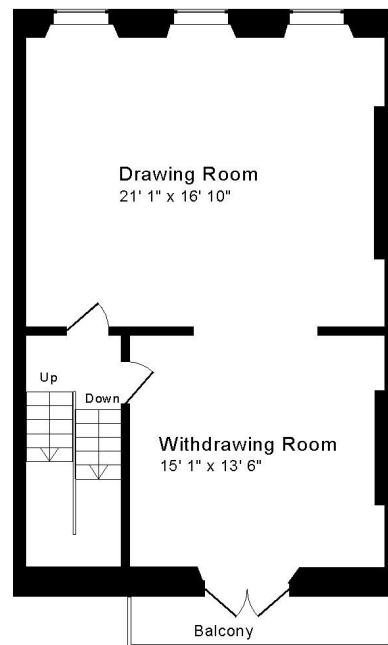
Third Floor



Ground Floor



Half Landing Gnd/1st



First Floor

Tenure: Freehold
Council tax band: 'G' £3,347.59

