



BATTLEFIELDS HOUSE

Winkworth



APARTMENT 4, BATTLEFIELDS HOUSE

LANSDOWN, BATH, BA1

Communal Entrance Hall | Drawing room | Kitchen | Bathroom | 2 Double bedrooms | Hatch leading down to Study/dressing room
Shower room | Sun Terrace | Communal grounds
Garage| Visitor's parking | Set in Approx 5 acres of Communal Grounds
Grade II Listed

Bath city centre approx. 4 miles, Bath Spa Mainline station 5 miles (London Paddington c.90 mins)
(Bristol c.15 mins) and the M4 junction 18 is c.10 miles.
Very convenient for Lansdown Schools (Kingswood , Royal High School and St. Stephen's primary school).

Bath office

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See things differently.

DESCRIPTION

Battlefields house was originally one of three villas built by Royal Crescent and Circus Architect John Wood the Elder in 1738, built on the site of the Battle of Lansdown in 1640. The building was then radically extended by Charles Harcourt-Masters in circa. 1802. Apartment 4 is on the ground floor at the back of the house and has some truly outstanding period features as well as benefitting from its own private terrace.

The accommodation is principally on one level with a Large and very grand central reception room which is of an ample size to be used as both living room and dining room. There is a delightful kitchen with fitted units and Granite work tops with French doors onto the sun terrace. There is a high quality bathroom off the main reception room, two very large double bedrooms with bay windows one of which has a hatch which leads via a spiral staircase down to a lower floor with dressing room space and an area currently used as a study. There is also a shower room at this level with his and hers granite bowl sinks.

OUTSIDE

Outside the property has a private sun terrace, garage and there is further communal parking for visitors.

LOCATION

Battlefields House is situated on the top of Lansdown and has the feel of a rural setting, but the benefit of being within a short drive of the city centre of Bath; approximately 4 miles. The property is also well placed for easy access to nearby amenities such as Lansdown Golf Course, Tracy Park Golf Course, the Bath Race Course and several nearby schools. Being on the northern side of Bath, the property is also well placed for commuting via the M4 Junction 18; approximately 7 miles away.

DIRECTIONS

From Bath centre head North up Lansdown Road. Take the left fork at St Stephen's Church and continue for approx. 2 miles past the racecourse until the road starts to descend. You will come to two left turnings next to each other on your right hand side. Take the right of the two and follow this lane past a big house on your right and keep going until you see Battlefields house.



FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Share of Freehold.
Term of Lease 999 Years from 15.03.1978. Share of Freehold.
Service Charge: £170pcm.

SERVICES

Mains connected electricity, water septic tank/private drainage.
Oil fired heating.

LOCAL AUTHORITY

Bath & Northeast Somerset Council.

COUNCIL TAX

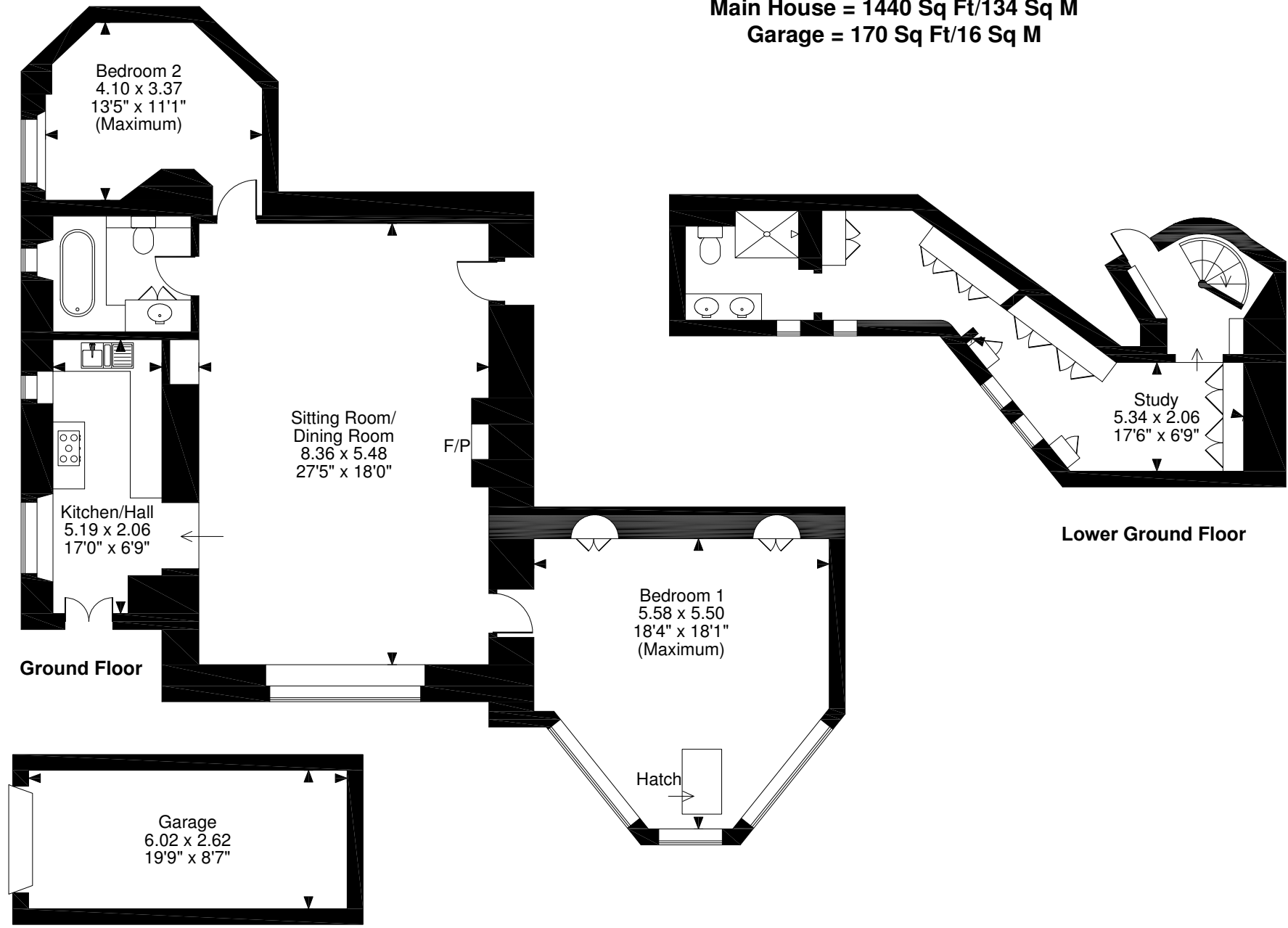
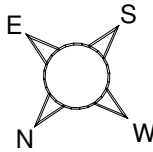
Band C

VIEWING

Strictly by appointment with the agents.



Battlefields House, Battlefields Lansdown, Bath, Somerset
Approximate Gross Internal Area
Main House = 1440 Sq Ft/134 Sq M
Garage = 170 Sq Ft/16 Sq M





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