



Henrietta Road, Somerset,
BA2 £1,400,000 *Freehold*

5  2  5 

5 ensuite bedrooms
2 reception rooms
Kitchen
Utility
Garden
Off Street parking,

KEY FEATURES

- 5 En Suite bedrooms
- Immaculately presented
- Ample off-street parking
- Garden
- Large Dining room
- Kitchen with an island



Bath

01225 829 000 | bath@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Presented to the market is Chestnuts House, a delightful five-bedroom, four-ensuite period residence located on the prestigious Henrietta Road in the heart of the historic city of Bath.

This beautifully appointed home offers a blend of classic elegance and modern comfort, boasting generously proportioned interiors, stylish furnishings, and a refined ambience throughout. With its gracious Victorian-style façade, warm Bath stone, and traditional sash windows, this home is a striking presence just a short stroll from the city centre, with local amenities including many shops and restaurants.

Inside, the home opens to a welcoming hallway adorned with tasteful period features, warm wood accents, and plush carpeting. The accommodation flows effortlessly into a sunlit dining room with views into the private rear garden. The contemporary kitchen is fitted to a high specification, complete with sleek cabinetry, integrated appliances, and a central island ideal for social cooking and casual dining.

Each of the five spacious bedrooms is furnished to an excellent standard, with four luxurious ensuites offering ultimate comfort and privacy. Whether used for family living or guest accommodation, the layout provides flexibility and space in abundance.

Outside, the property continues to impress with a landscaped garden perfect for entertaining or relaxing. Off-street parking adds further practicality—a rare and valuable feature so close to the city centre.

COUNCIL TAX BAND: B

LOCATION

Chestnuts House is in a fantastic central location with the pretty Henrietta Park diagonally opposite and just a stroll to the museums, shops and restaurants of the city centre. Located just off the impressive Great Pulteney Street, a walk past the boutiques of Pulteney Bridge leads you into the town centre famous for its wealth of important historical buildings. Walking past the superb Victoria Art Gallery, the Roman Baths and beautiful Bath Abbey are on your doorstep. The many cafes and restaurants are all close by and your nearest supermarket is Waitrose. Bath Spa Railway Station is also within walking distance with London Paddington just 90

DIRECTIONS

From Bath city centre cross Pulteney Bridge heading East onto Laura Place. Take a left onto Henrietta Street and continue along past Henrietta Park and the property can be found on the right hand side.

[What3words///cargo.frog.flag](https://www.what3words.com/cargo.frog.flag)

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band:

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities: Mains Gas, Water and electricity

Mobile signal: According to Ofcom service is good outdoor and variable indoor across the networks.

Broadband Signal: According to Ofcom Ultrafast Broadband is available.

Does the property have public rights of way: Property does not have public rights of way across the property

Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

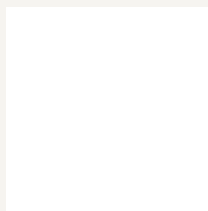
Last flood date:

Does the property have flood defences: Property does not have flood defences

Is object modified: False



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT250178>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



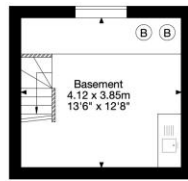
Chestnut House 16 Henrietta Road, Bathwick, Bath BA2 6LY

Gross Internal Area (Approx.)

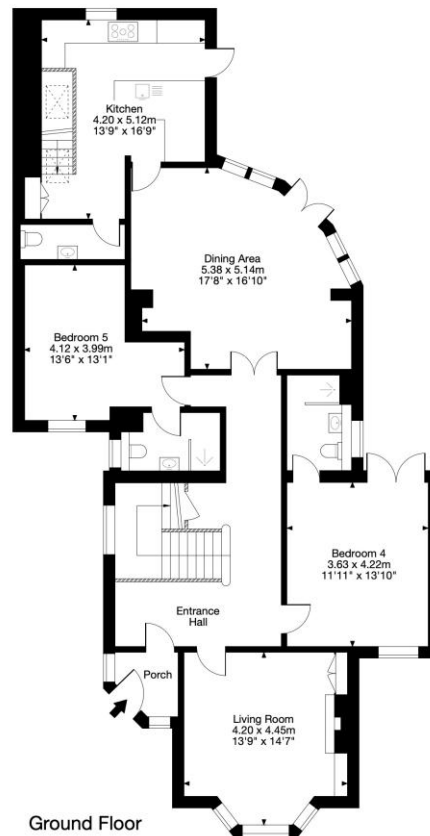
Main House = 214 sq m / 2,303 sq ft

Outbuilding = 4 sq m / 43 sq ft

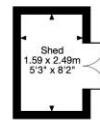
Total Area = 218 sq m / 2,346 sq ft



Basement



Ground Floor



Outbuilding



First Floor

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Bath

01225 829 000 | bath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.