



7 BATHWICK STREET
Bath

Carter Jonas

GARDEN MAISONETTE, 7 BATHWICK STREET, BATH, SOMERSET, BA2 6NX

A CHARMING AND VERSATILE TWO/THREE-BEDROOM GARDEN MAISONETTE IN A HIGHLY SOUGHT-AFTER BATHWICK LOCATION, MOMENTS FROM HENRIETTA PARK.

Entrance hall • Kitchen/dining room • Sitting room • Study/third bedroom • Cloakroom/W.C. • Two double bedrooms • Bathroom • Rear garden

DESCRIPTION

This spacious and well-presented garden maisonette occupies the ground and lower ground floors of an attractive period property, ideally positioned close to the centre of Bath. Henrietta Park, Sydney Gardens, and Great Pulteney Street are all just a short stroll away.

The property offers flexible and well-proportioned accommodation throughout. On the ground floor, a generous open-plan kitchen/dining room is fitted with composite stone worktops, an integrated gas hob with oven below, and ample cupboard storage. There is plenty of space for a dining table, making it ideal for entertaining. The adjoining sitting room is well-sized and provides a comfortable living area.

To the rear, an extension opens into the garden and creates a versatile additional room, ideal as a study, home office or optional third bedroom. A convenient ground floor WC completes this level.

On the lower ground floor are two excellent double bedrooms. The principal bedroom is particularly impressive, featuring built-in wardrobes and a private door leading to steps up to the front of the property. This room also retains attractive original bath stone detailing, adding character and architectural interest.

The bathroom is well-appointed with a bath, separate shower cubicle, WC, and vanity unit with wash basin.



Externally, the property benefits from a substantial rear garden extending to approximately 100 ft in length. The garden is currently arranged with mature trees, shrubs, and a pond, offering a peaceful outdoor space with scope for further landscaping or reinstatement to lawn if desired.

SITUATION

Bathwick Street is one of Bath's most desirable locations, perfectly positioned adjacent to Henrietta Park and within 0.1 miles of the Holburne Museum, its café, and Sydney Gardens. The Kennet and Avon Canal and towpath, along with the historic St Mary's Church, are also close at hand. The city centre is easily accessible via a level walk along Great Pulteney Street, one of Bath's most iconic Georgian boulevards. Bath Rugby's Recreation Ground is approximately 500 metres away, and a wide range of shopping, cultural and leisure amenities are within easy reach.

Transport links are excellent, with Bath Spa railway station offering high-speed services to London Paddington, and convenient access to the A4, A36 and M4. A number of well-regarded schools are nearby, including King Edward's School, St Mary's, Bathwick St Mary Primary School, The Paragon and Prior Park College.

Sydney Gardens has recently benefited from significant lottery-funded restoration, enhancing its historic landscape, tennis courts, and direct access to the canal path, further enriching this outstanding setting.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 25th March 1981)

Planning: Grade II listed

Services: All mains services are connected

Service Charge: £3,840 per annum

Ground Rent: £20 per annum

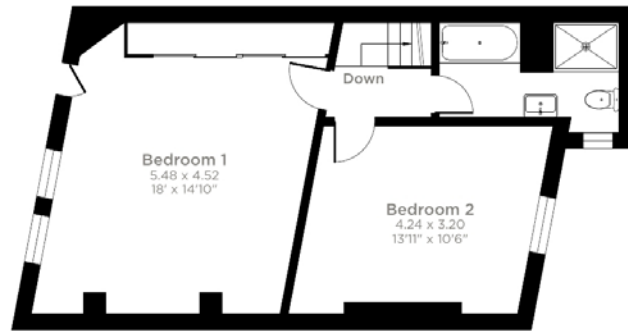
Local Authority: Bath and North East Somerset

Council Tax: Band C

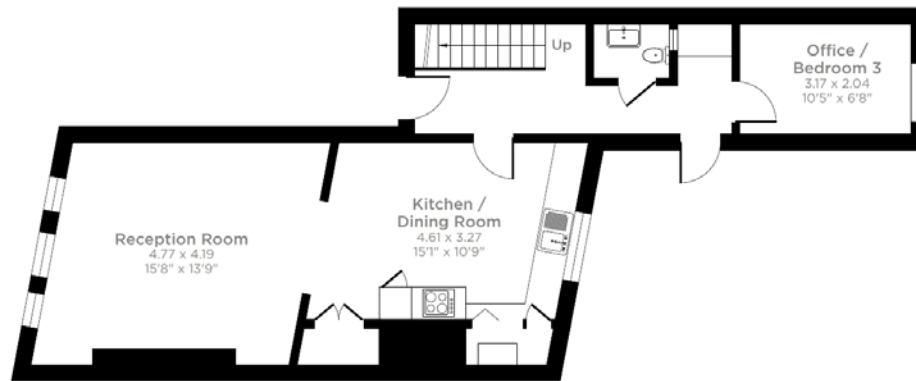
EPC: Band D

Viewings: Strictly by appointment with Carter Jonas





First Floor



Ground Floor

Bathwick Street, Bath, BA2

Approximate Area = 1174 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Carter Jonas. REF: 1469557

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