



4 ST. JAMES'S SQUARE
Bath

Carter Jonas

GARDEN MAISONETTE, 4 ST. JAMES'S SQUARE, BATH, BA1 2TR

A SUBSTANTIAL GARDEN MAISONETTE ON ST. JAMES'S SQUARE BATH WITH ACCOMMODATION OVER THREE FLOORS. THE PROPERTY HAS TWO GARAGES AND PARK VIEWS TO THE FRONT AND BACK AND A SOUTH FACING GARDEN.

Entrance hall • Kitchen/dining room • Two bedrooms • En suite bathrooms to both bedrooms • Bathroom • Two studies • Utility • WC • Basement and cellars • Two garages • Rear garden

DESCRIPTION

This excellent garden apartment occupies the ground, lower ground and basement of this unique town house on St. James's Square in the centre of Georgian Bath.

With park views to both the front and rear and situated on a leafy street, this has the best of both worlds with excellent access to green space. The property benefits from two garages enabling off street parking, a rarity in the city.

The main living accommodation is set over the ground and lower ground floors with the principal bedroom sitting to the front of the property. An en suite bathroom services this room and there is a WC situated behind with access from the main hall. A large sitting room looks out to the garden to the rear and an adjacent study gives access to the garden. To the lower ground floor is a fabulous open plan kitchen and dining room with island unit. There is an Everhot range cooker and a stunning Bath stone fire place. There is also a utility room to the front vault. A bedroom with large en suite bath and shower room connect and link through to another study/dressing room that also steps out into the rear garden.

Internal stairs lead down to the basement with interconnecting vaults and perhaps potential to create further accommodation. The rear garden is low maintenance with planted borders and gravelled patio seating area.







There is rear access to the garages, both garages are connected with a doorway and both have space for storage as well as automobiles, bikes etc.

The property looks out to the square to the front and the approach golf course to the rear.

SITUATION

St. James's Square is the prime Georgian Square in Bath and has excellent local amenities of a popular deli, award winning gastropub, chemist, florist, organic green grocers, hairdressers and supermarket. 5-star gym and spa facilities are available at the nearby Royal Crescent and Priory Hotels.

Bath city centre is a short walk away with its excellent shopping, cultural, leisure and sporting facilities as well as Bath Spa Railway Station with main line access to Bristol Temple Meads (from 11 minutes) and London Paddington (from 76 minutes).

ADDITIONAL INFORMATION

Tenure: Leasehold, share of freehold (948 years remaining)

Service Charge: £3,600 per annum

Services: All mains services are connected

Council Tax: Band F

Local Authority: Bath and North East Somerset Council

EPC: Band D

Viewings: Strictly by appointment with Carter Jonas





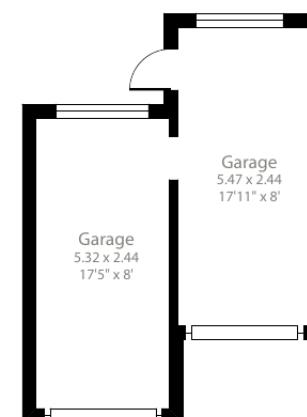
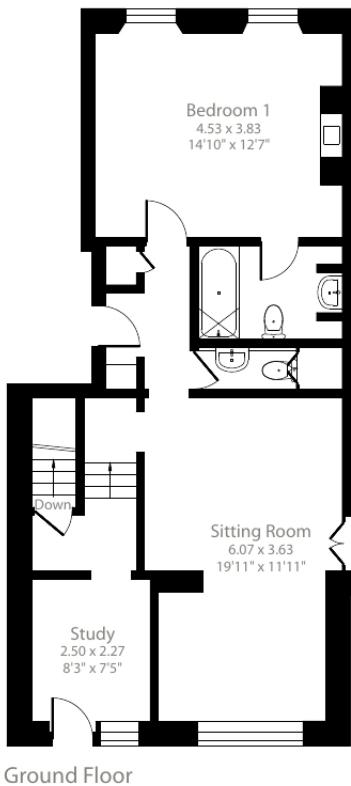
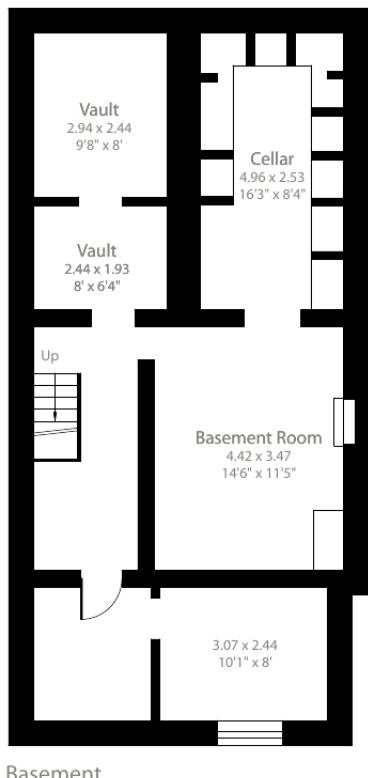
St. James's Square, Bath, BA1

Approximate Area = 2342 sq ft / 217.5 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2632 sq ft / 244.5 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). © ntcchecom 2025. Produced for Carter Jonas. REF: 1313542

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