



**3 MALVERN VILLAS**  
Bath

Carter Jonas

## 3 MALVERN VILLAS, BATH, SOMERSET, BA1 5JS

- Bath City Centre 1 mile (London Paddington from 76 minutes)
- M4 (J18) 9 miles

Reception hall • Living room • Dining room • Kitchen  
• Principal bedroom with en suite shower room • Two further bedrooms • Family bathroom • Office/fourth bedroom • W.C • Three storage vaults

South facing garden • Double garage with EV charging point

### DESCRIPTION

This is a very well presented property in an excellent location with the benefit of a south facing garden, a double garage, versatile accommodation across four floors and amazing views across the city.

A wrought iron gate leads off the pavement onto a large, tiled front terrace accessing the front door. A light and welcoming reception hall greets you with a wide staircase leading up through the middle of the house. The ground floor has an impressive living room with two large windows enjoying the fine views to the rear as well as having a period open fireplace with chimney recesses either side and ornate ceiling cornicing. Across the hall is presently a large home office, however, has previously been used as the fourth bedroom. The first floor holds the main bedroom, as with the living room, it spans the entire width of the house and benefits from the views as well as having an en suite shower room. Across the landing is the huge family bathroom with a free standing bath, walk in shower and again having a feature fireplace. There are two further bedrooms on the floor above. The lower floor opens out on to the garden to the rear and has a wonderful open plan feel with a parquet wood flooring. One side has the kitchen with built in storage cabinets and marble worktops over with a range cooker and extractor fan above fitted in.

## A SUPERB FOUR STOREY SEMI DETACHED PROPERTY WITH A LOVELY SOUTH FACING GARDEN, AMAZING VIEWS AND A DOUBLE GARAGE.







There is a handy utility cupboard accessed from the kitchen. At the rear of the house is the large dining room with a fireplace and bookcases fitted either side of the chimney breast.

The sunny south facing garden is a real feature of the property, having a large patio immediately outside the house, leading down to a lawn area and further entertaining area, beyond which is the detached double garage with an electric up and over door and having light and power.

#### **SITUATION**

This is a very desirable position in the sought after Camden area, being set in this handsome row of houses with stunning views across the city in a quiet corner of Bath offering good access to the centre of the city.

Bath is one of only three UK World Heritage Cities and enjoys international claim for its fine classical architecture and Roman heritage. The city offers a wide variety of restaurants and shops and is home to an international music festival each spring, excellent schools within walking distance to include St. Stephens Primary School, Kingswood School and the Royal High School. Bath also has excellent sporting events with the Lansdown racecourse only a few minutes' drive to the north and premier division rugby at the recreation ground in the city.

Camden is well situated for commuting. The M4 junction 18 is 9 miles north, although the M5 and the M32 are easily accessible to Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) approximately 76 minutes away. Bristol International Airport is about 30 miles to the West.

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Planning:** The property is Grade II listed

**Services:** All mains services are connected

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band F

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas







## Malvern Villas, Bath, BA1

Approximate Area = 1814 sq ft / 168.5 sq m

Garage = 364 sq ft / 33.8 sq m

Outbuilding = 303 sq ft / 28.1 sq m

Total = 2481 sq ft / 230.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © ncthemcom 2026. Produced for Carter Jonas. REF: 1467000

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