



7 SHELLEY ROAD
Bath

Carter Jonas

7 SHELLEY ROAD, BATH, SOMERSET, BA2 4RJ

Entrance porch • Entrance hall • Sitting room • Dining room • Utility room & WC • Kitchen/Breakfast room • Cellar • Four bedrooms • En suite shower room to front bedroom • En suite bathroom with separate shower to first floor bedroom • Family bathroom • Front and rear gardens

DESCRIPTION

The ground floor comprises a welcoming sitting room with a bay window fitted with plantation shutters and an attractive period-style fireplace with wood burning stove. A second reception room provides flexible living space and is currently used as an office, although it would work equally well as a dining room, study or family room. A useful utility room provides side access to the garden and incorporates a W.C.

To the rear of the property is an impressive kitchen/ breakfast room, with dark blue cabinetry, range cooker and space for a large dining table. French doors fit within a full height bay window, open onto a terrace overlooking the garden, creating an ideal space for everyday family living and entertaining.

The first floor offers three generous double bedrooms. The principal bedroom benefits from a bay window and en suite shower room, while another enjoys a balcony with exceptional views across Bath.

The second floor has been converted to create an attractive principal suite comprising a double bedroom, dressing area and en suite bathroom with separate shower. Velux windows allow plenty of natural light and further enhance the elevated outlook.

A useful cellar provides excellent storage space, while the rear garden leads directly to a pathway connecting with Alexandra Park, offering access to its popular green spaces and panoramic views over the city.

A BEAUTIFULLY PRESENTED EDWARDIAN TERRACED HOME SITUATED ON A QUIET NO-THROUGH ROAD IN THE HIGHLY SOUGHT-AFTER POET'S CORNER AREA OF BATH. OCCUPYING AN ELEVATED POSITION, THE PROPERTY ENJOYS FAR-REACHING VIEWS ACROSS THE CITY AND OFFERS SPACIOUS, WELL-BALANCED ACCOMMODATION ARRANGED OVER FOUR FLOORS.







SITUATION

Shelley Road is situated within the highly regarded Poet's Corner area, just off Bear Flat, one of Bath's most established and popular residential neighbourhoods. The road itself is a quiet no-through road and is well known locally for its strong community feel and ease of parking. The area is particularly well served by a range of excellent schools. Beechen Cliff School is within easy walking distance, whilst Hayesfield Girls' School, Ralph Allen School and Beechen Cliff's associated sixth form are all nearby. Well-regarded primary schools include Widcombe Infant and Junior Schools, Moorlands Infant School and St John's Catholic Primary School. Bath's renowned independent schools are also easily accessible, including Prior Park College, King Edward's School, Monkton Combe School and Kingswood School.

Bear Flat offers an excellent range of day-to-day amenities, including independent cafés, convenience stores, a popular Italian deli, an off-licence, and the highly regarded Cook shop which provides a wide selection of prepared meals. The area is also home to a number of popular pubs, creating a vibrant village atmosphere within the city. For dining, the Michelin-recognised Menu Gordon Jones restaurant is just a short distance away and has earned an outstanding reputation both locally and nationally.



The property is ideally placed for those who enjoy outdoor pursuits. Alexandra Park can be accessed directly from the rear garden pathway and offers some of Bath's finest panoramic views. The Two Tunnels Greenway, a popular walking and cycling route extending through the surrounding countryside, is also easily accessible and provides traffic-free access to the wider Bath area. Bath city centre and Bath Spa railway station are within easy reach. The station offers direct services to Bristol Temple Meads, London Paddington and beyond, making the property particularly well suited to commuters. The nearby A36 and A46 provide convenient road connections to Bristol, the M4 and the wider South West.

ADDITIONAL INFORMATION

Tenure: Freehold

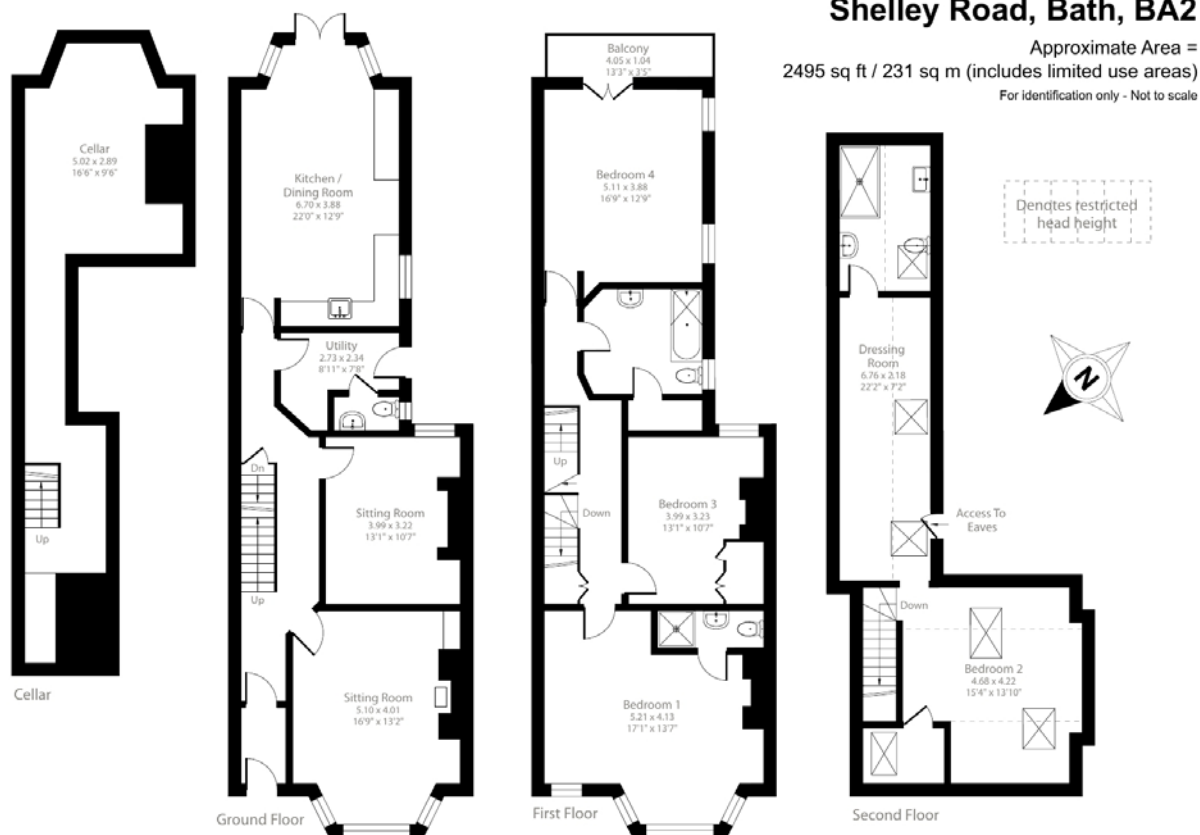
Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band E

EPC: Band





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Carter Jonas. REF: 1492344



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