



**10 SPRINGFIELD PLACE**  
Bath

Carter Jonas



## 10 SPRINGFIELD PLACE, BATH, SOMERSET, BA1 5RA

– Bath City Centre 1 mile  
– M4 (J18) 10 miles  
– London (Paddington) from 90 minutes from Bath Spa Station

Entrance hall • Sitting room • Kitchen/breakfast room • Dining room • Conservatory • Pantry • Utility room • Study • Five bedrooms • Family bathroom • Two shower rooms • Cloakroom • Vault • Front courtyard • Gardens • Driveway parking

### DESCRIPTION

10 Springfield Place is a highly desirable semi-detached Regency Villa with over 3,200 square feet of beautifully presented family accommodation arranged over four floors. The South West facing home benefits from a sunny, secluded and well-maintained designed garden, and additionally has beautiful views of Somerset reaching as far as the Mendip Hills.

The house is conveniently placed for access to the Royal High School and Kingswood School and several excellent state and private primary schools. With a walk into the centre of Bath, being on the north side of the city the house also has ready access to the M4 and fast rail links to London, plus quick access to the countryside and walks.

The property benefits from well-maintained original features, as well as having stylish, contemporary additions. Entering through the generous external porch there is a bright reception hall, a large reception room, an additional bedroom and modern shower room, along with a light filled study with wonderful garden views. The lower ground floor offers a well-appointed contemporary kitchen breakfast room with island unit and additional space in a utility room and pantry, plus a storage vault to the back of the kitchen. There is a connecting hatch to a dining or alternatively cosy sitting room, leading into the spacious, light and bright dining room/conservatory with French doors that open directly onto the garden.

**A STUNNING SEMI-DETACHED REGENCY VILLA WELL SITUATED IN BATH AND IN A SOUGHT AFTER LOCATION. THE HOUSE COMPRISES OVER 3,200 SQUARE FEET OF BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION ARRANGED OVER FOUR FLOORS.**











Also on the lower ground floor is laundry space, a boot room and lavatory.

The first floor provides a large and impressive drawing room spanning the whole front of the house, with an additional bedroom and family bathroom to the back. The second floor comprises two double bedrooms and a single, also with a modern shower room, and storage space. Throughout the house lighting has been carefully planned.

Externally, accessed from the conservatory there is a lovely, paved sun terrace that spans the width of the property, providing extensive seating. A step leads down to a private walled garden with a well-manicured level lawn, mature well stocked borders and a specifically designed fire pit and seating area and a raised sun lounge section. Tucked away behind a mixture of clipped olive and bay trees is a mature, hidden vegetable garden.

The front garden is surrounded by a well-maintained beech hedge providing good privacy, flower beds and walk to the porch and front entrance.

#### **SITUATION**

Springfield Place is a handsome terrace of Grade II listed semi-detached Regency villas located on Lansdown's much sought after lower slopes. The property is positioned just above St Stephen's church and is within easy walking distance of Bath city centre, and also has an excellent tennis and bowls club only 0.2 miles away.

The UNESCO World Heritage City of Bath offers a wonderful array of well-respected cultural activities which include a world famous music and literary festival, music venues, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries. In addition to a variety of chain and independent retail outlets, the city provides many fine and varied restaurants, cafes and wine bars/pubs. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels. With Sport England facilities based at the University of Bath, standards are first and World class. The city is also known for its premiership rugby and well-located cricket club.





Bath has good communication links with a direct and fast line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18, is 10 miles to the north and Bristol Airport is 18 miles to the west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Services:** All mains services are connected

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

**Council Tax:** Band G

**EPC:** Band D

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





Denotes restricted  
head height

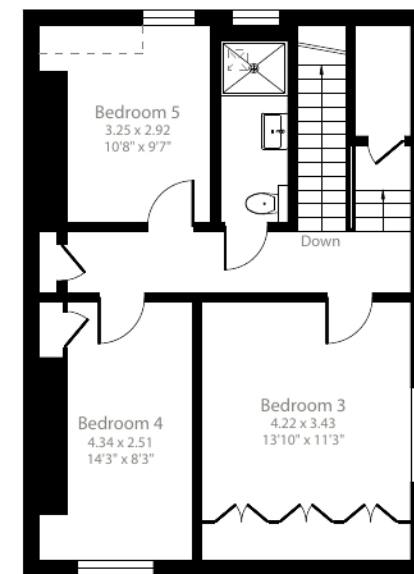
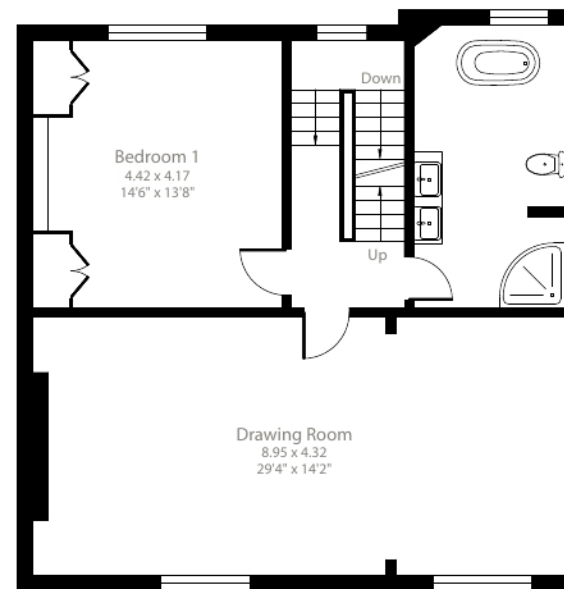
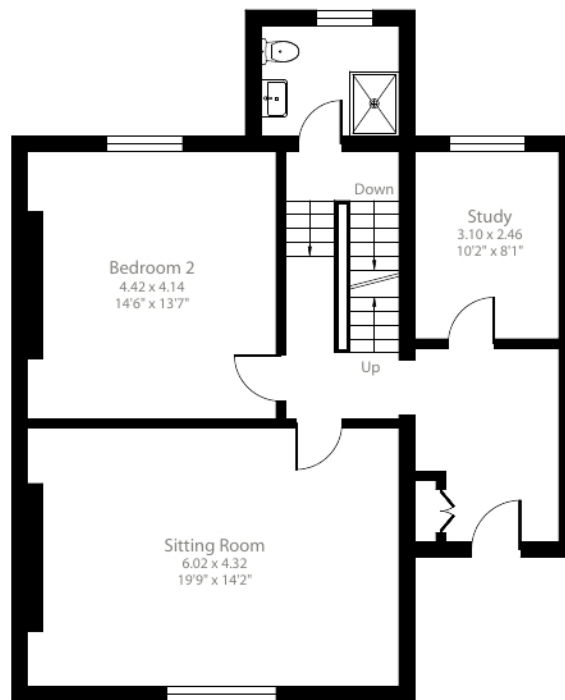
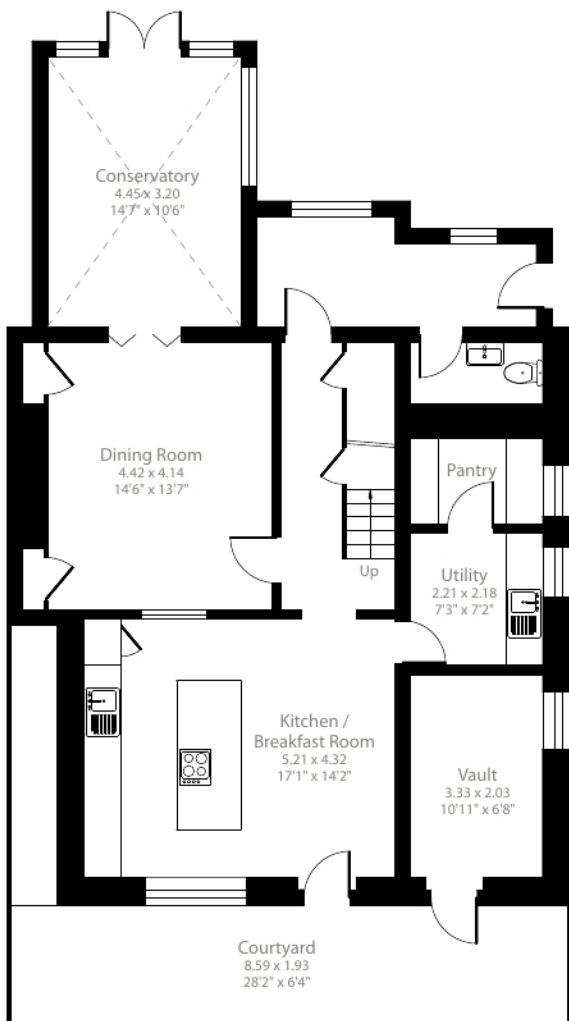
# Springfield Place, Bath, BA1

Approximate Area = 3247 sq ft / 301.6 sq m (includes vault)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 3281sq ft / 304.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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