



5 Marlborough Street, Bath, BA1 2TX

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A beautifully presented Grade II listed Georgian townhouse in a prime location, enjoying glorious open views to the rear over the Approach Golf Course

Entrance hall | Dining room | Kitchen | Rear lobby | Cloakroom | First drawing room and withdrawing room | Glazed extension | Study | 3 double bedrooms | Family bathroom | Shower room | Music room/study/bedroom 4 | Utility room | Enclosed rear garden | Garage available by separate negotiation

Marlborough Street is a prime residential location, ideally positioned between the iconic Royal Crescent and St James's Square. There is a good range of local facilities nearby in both St James's Square and Margaret's Buildings, including a delicatessen, newsagent, chemist, wine bar and restaurants along with various independent shops. The Approach Golf Course and Royal Victoria Park are on the doorstep, together with easy access to the Cotswold Way walking trail. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. There are well-regarded schools in both the independent and state sectors along with two universities. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

Description

This elegant Georgian townhouse is beautifully presented throughout, offering an abundance of natural light and impressive room proportions that create a wonderful sense of space and flow.

A spacious entrance hall sets the tone, leading into a generous reception/dining room featuring a charming period fireplace, wide-board wooden flooring, and a pleasant front aspect. Impressive double doors open through to a stylish shaker-style kitchen, fitted with an excellent range of base and wall units, alongside integrated appliances including a Neff four-ring gas hob with extractor, Miele dishwasher, and Liebherr fridge/freezer. From here, attractive views extend over the rear garden and towards the Approach Golf Course. A few steps down leads to a glazed extension giving garden access and includes a guest cloakroom. On the upper half landing is a delightful glazed room that enjoys tranquil outlooks across the garden and beyond, providing a perfect spot to relax.







The first floor hosts a superb drawing room and adjoining withdrawing room, both with period fireplaces and separated by striking double doors. This elegant space benefits from dual aspects, capturing light from both the front and rear elevations. Also on the half-landing to the second floor is a study with peaceful rear views.

The principal bedroom is generously proportioned, positioned at the front of the property, and features a period fireplace along with an excellent range of wardrobes with integrated courtesy lighting. The spacious family bathroom is well-appointed with an enclosed bath with mixer and hand shower, a large walk-in shower with rain head and additional attachment, WC, double sink unit, and a characterful fireplace. There is also a cupboard housing the central heating boiler and hot water cylinder. The bathroom has views again extending over the rear garden and Approach Golf Course.

The third floor offers two further double bedrooms, both with period fireplaces, one enjoying an impressive vaulted ceiling to the front, the other overlooking the rear. A shower room with WC, hand basin, and enclosed shower completes this level.

On the lower ground floor there is a utility room, and a versatile additional room currently used as a music room/study, which could serve as a further bedroom, complete with fireplace and views over the rear garden.

Throughout, the house retains a wealth of period features, blending timeless character with practical modern living in a highly desirable setting.

Outside, the beautifully landscaped rear garden is fully enclosed and enjoys a sunny south-westerly aspect towards the Approach Golf Course. With mature planting, raised beds, and multiple seating areas, it provides a private and tranquil setting, ideal for out-door entertaining.

A separate garage, located nearby, may be available by separate negotiation.

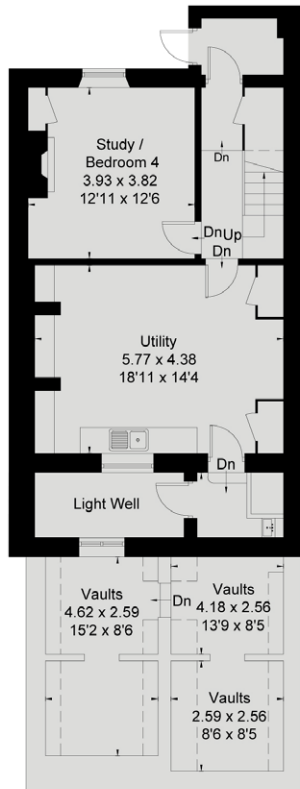
General Information

Bath & North East Somerset Council. Council Tax Band G. Free-hold tenure. Mains services connected.

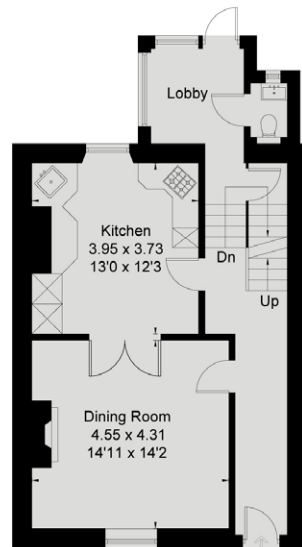
Agent's Note - our clients enjoy use of the storage vaults to the front of the property underneath the pavement and road, but they do not own them. If needed, buyers may request the vaults be included in the property demise by application to the Land Registry.



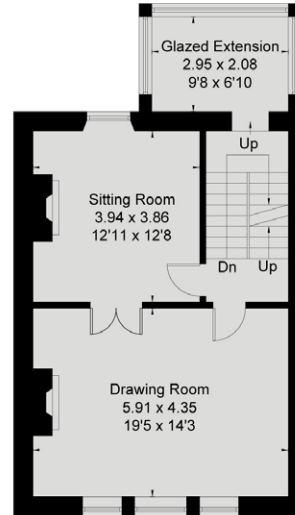
Approximate Floor Area = 276.3 sq m / 2974 sq ft (Excluding Light Well / Vaults)



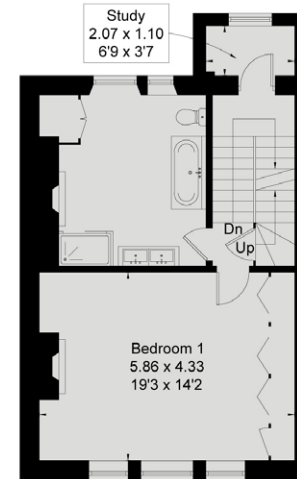
Basement



Ground Floor

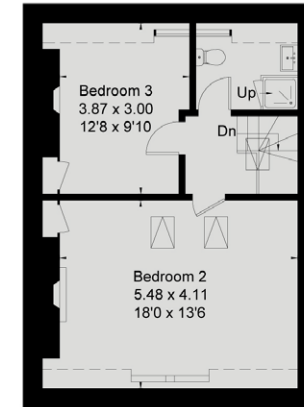


First Floor



Second Floor

= Reduced head height below 1.5m



Third Floor



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