



5 MARLBOROUGH STREET

BATH

**COBB
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BATH

BA1 2TX

A wonderful example of an entire Georgian townhouse located just off St James's Square offering beautiful and flexible accommodation with a west facing garden and views over the park beyond. In addition there are many retained period features and a modern, glazed extension spanning 2 storeys to the rear of the building. Garage by separate negotiation.

- 3-4 bedrooms
- 4-5 reception rooms
- Georgian townhouse
- West facing garden
- Flexible layout
- Grade II listed
- Garage by separate negotiation





SITUATION

Number 5, Marlborough Street is set in a superbly quiet position, hidden just off St James's Square with a garden boasting a westerly, sunny aspect.

Within St James's Square are a number of excellent local amenities which include a chemist, organic greengrocers, hairdressers, public house and convenience store, along with a national chain supermarket on Julian Road.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes, and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, the attractions at the Roman Baths and Pump rooms and some lovely museums and art galleries.

Many excellent schools are on the doorstep and include St Andrews Primary School, St Stephen's C of E Primary School on Richmond Place, Kingswood and The Royal High Schools on Lansdown Road and King Edwards Schools on North Road and Weston Road.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and 5-star hotel and spa facilities are available at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.





DESCRIPTION

5 Marlborough Street has not been on the market for many years with the current owners enjoying their occupation of this wonderful townhouse for over 35 years.

The property is a 5 storey Georgian townhouse nestled between the Royal Crescent and St James's Square boasting retained period features and a recently built rear, glazed extension (completed 2016) spanning the ground and first floors.

It has a bright & welcoming hallway on the ground floor with the dining room to the front and leading through wedding doors to the kitchen which overlooks the west facing rear garden & park beyond. From the hallway, a couple of steps access the glazed garden room with cloakroom to the side.

The first floor allows for a handsome and tranquil drawing room and further wedding doors to another reception room, an ideal snug. Located on the half landing and above the garden room is the 'park view room' which is a three-sided, near fully glazed room with a superb vista over the parkland beyond.

The principal bedroom occupies the second floor with an expansive bathroom and further to this there are two double bedrooms and a shower room on the third floor as well as a cosy study over the gallery room.

The lower ground floor offers a versatile room which would have been the original Georgian kitchen with access to the front lightwell & vaults plus another multipurpose room to the rear which overlooks the garden

The rear garden is fully enclosed, sunny due to a south and westerly aspect and fully stocked with mature planting, flowering borders and brick-block raised beds & seating areas, ideal for entertaining.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Doors through to the level access dining room & kitchen, with stairs rising and turning past the half landing to the upper floors & stairs descending to the garden room & cloakroom & lower ground floor

Dining Room

Enjoying front aspect through a 16-pane sash window, exposed wooden floorboards, feature cast iron fireplace with surround and slate hearth, recesses to either side of the chimney breast with low level storage cupboard and wedding doors which lead through to the kitchen.

Kitchen

With handmade floor and wall units, high level oven and grill, wooden worksurface, 4 ring Neff gas hob, slate cutting area, further tiled area with 1½ bowl corner sink with mixer tap and drinking water feed, part tiled walls, terracotta tiled flooring, built-in larder cupboard, built-in fridge/freezer, Miele dishwasher, rear aspect Georgian sash window with working shutters and breakfast bar.

Two steps lead down to the garden room.

Garden Room

With 2 floor to ceiling double glazed windows and underfloor heating, with tall door leading out to the garden, another door which leads to the cloakroom.

Cloakroom

Which comprises WC, wash hand basin with vanity cupboard below, rear aspect frosted window.

MEZZANINE LEVEL

Park View Room

With oak flooring, triple aspect with double glazed windows giving fine views over the Victoria park approach golf course and underfloor heating.

Stairs rise to first floor landing.

FIRST FLOOR

Landing

With doors through to drawing room and snug.

Drawing Room

Enjoys 3 front aspect tall Georgian sash windows, exposed wooden floorboards, feature cast iron fireplace with marble surround mantle and large slate hearth, decorative cornicing, dado rail, wall lights and wedding doors leading through to snug.

Snug

With exposed floorboards, cast iron fireplace, marble surround and slate hearth, recesses for bookcases, rear aspect sash windows with working shutters.

HALF LANDING

Study

With oak flooring, built-in desk, underfloor heating, downlighting and rear aspect window with beautiful park views.

Stairs rise to the second floor.

SECOND FLOOR

Main Bedroom

With 3 front Georgian sash windows, cast iron fireplace with wooden surround and mantle and range of 7 Molteni built-in wardrobes.

Bathroom

With wooden flooring, low flush WC, double ended bath with tiled surrounding a mixer taps and telephone shower attachment, wall hung wash hand basin with vanity cupboard below and his and her taps, separate 1½ width glazed shower enclosure with wall mounted thermostatic shower and monsoon shower head, part-tiled walls, downlighting, fireplace with surround and mantle, water heater towel rail, 2 rear aspect windows, one of which with working shutters, cupboard with hanging space, boiler, and hot water tank.

TOP FLOOR

Landing

With front aspect Velux window, doors to two bedrooms and shower room.

Shower Room

With rear aspect Georgian sash window, low flush WC, wash hand basin with vanity cupboard below, corner shower cubicle, part tiled walls and downlighting.

Bedroom 2

With 2 front aspect Georgian sash windows set behind the parapet, vaulted ceiling, exposed ceiling timbers, 2 rear aspect Velux windows, cast iron fireplace with mantle and surround.

Bedroom 3

With rear aspect Georgian sash window, access to the loft, cast iron fireplace with surround, access to loft and cupboard.

Stairs from the ground floor lead down to the lower ground floor.

LOWER GROUND FLOOR

Hallway

With large understairs storage area, door which leads out to further storage and out again to the rear courtyard area.

Main Study

With rear aspect sash window, fireplace with surround and mantle, shelved recess storage cupboard and spotlighting.

Utility Room

With front aspect Georgian sash window overlooking the front courtyard area, range of built-in cupboards, grand fireplace, set of floor mounted units with rolltop worksurface areas, single bowl stainless steel sink with mixer tap and drainer, water softener, washing machine and tumbler dryer and door leads out to the front vaults.

Vaults

With water feed, butlers sink, storage shed, gas smart meter, electric smart meter and door to front courtyard.

EXTERNALLY

The rear garden is accessed from the Garden room with a slabbed area, brick steps down to the terrace.

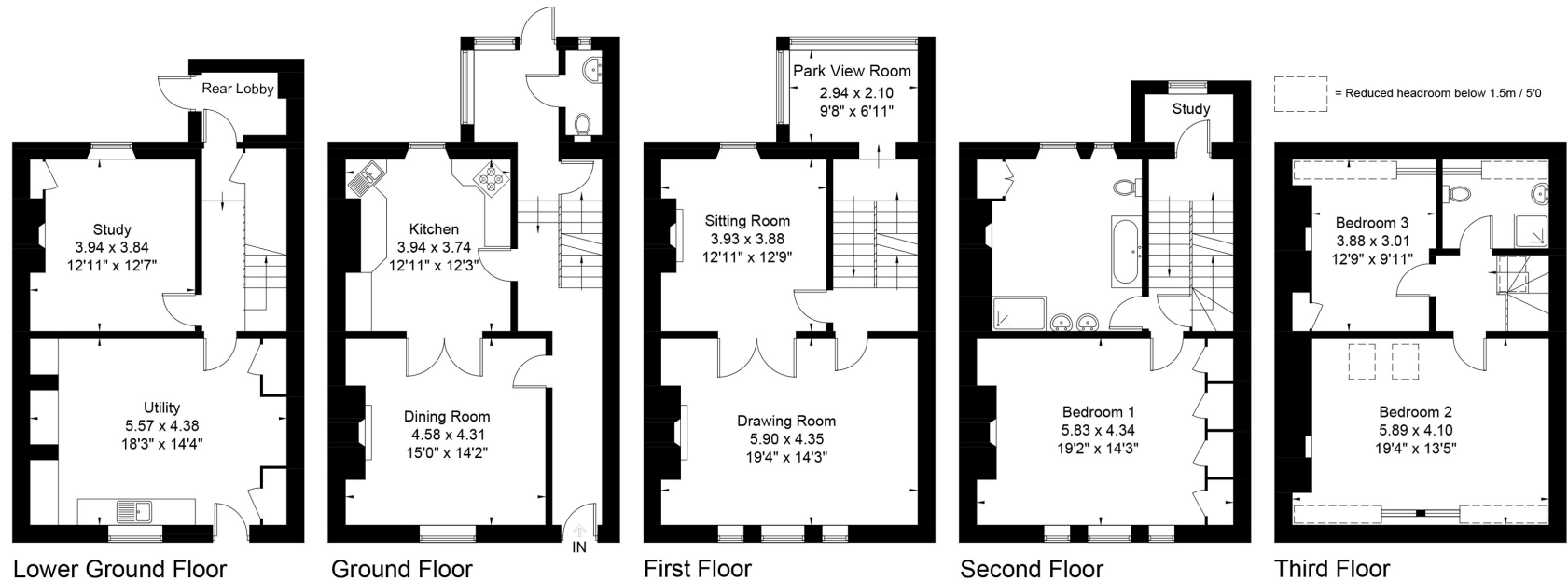
The oasis-like garden is enclosed by a proliferation of mature planting, stone walling and privacy fencing, circular terrace and further brick block retained borders and a rear gate leading out onto Marlborough Lane.



FLOOR PLANS

5 Marlborough Street, Bath BA1 2TX

Approximate Gross Internal Area = 270.3 sq m / 2909 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G

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