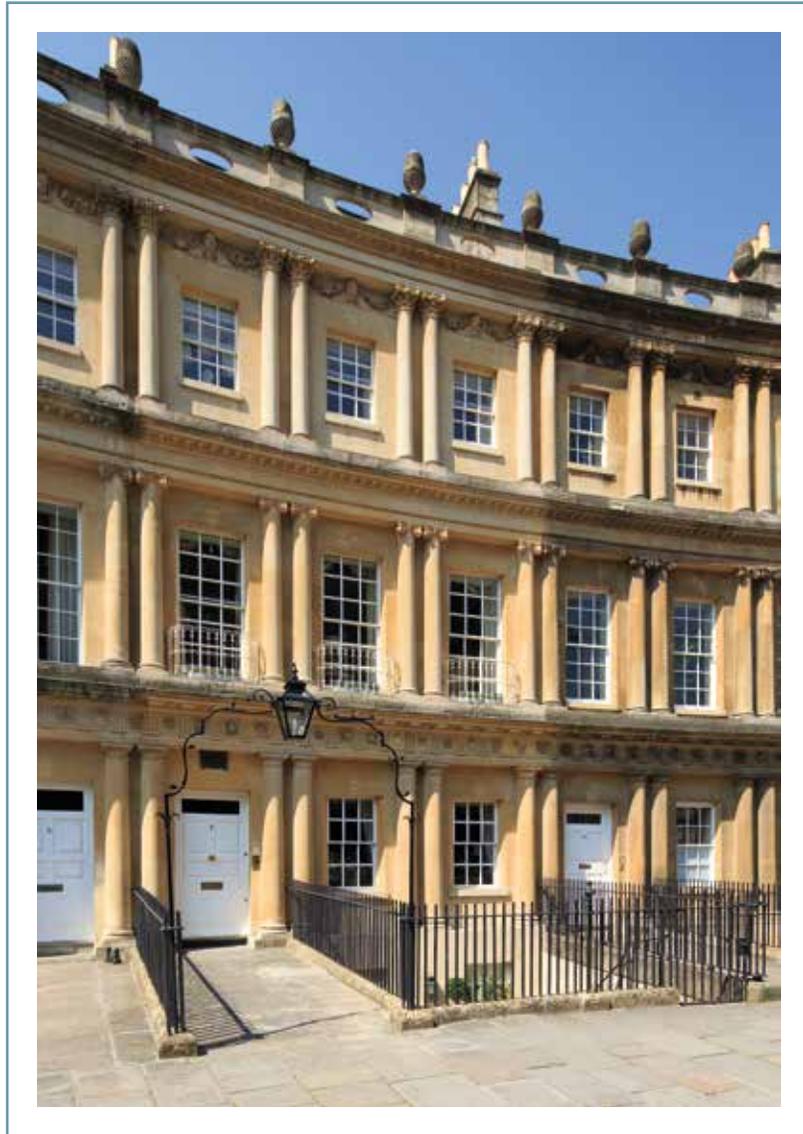


9 THE CIRCUS



BATH • BA1 2EW

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London (Paddington) from 90 minutes • M4 motorway (Junction 18) 10 miles
(All distances are approximate)



*A truly exquisite Grade I Listed Georgian
townhouse of impeccable historical provenance
on the south west side of
Bath's famous Circus*

GROUND FLOOR • Reception hall • Dining room • Library • Card room • WC
LOWER GROUND FLOOR • Kitchen/breakfast room • TV snug • Butler's pantry
• Front courtyard with secure vaults • Utility room • French doors to garden • WC

FIRST FLOOR • Drawing room • Master bedroom suite

SECOND FLOOR • Two further bedrooms • Bathroom • Roof terrace

THIRD FLOOR • Guest bedroom suite • Two further bedrooms • Bathroom • Shower room

FOURTH FLOOR • One further bedroom

In all, approximately 6,432sq ft

OUTSIDE

South west facing landscaped walled garden with terraces
Separate underground garaging for one car • Residents' parking



DESCRIPTION

The Circus, originally called King's Circus, was designed by John Wood the Elder in the 1750's. The vision was to recreate a classical Palladian architectural landscape for Bath, inspired by the Roman Coliseum but whereas The Coliseum was designed to be seen from the outside, The Circus faces inwards. Originally the central area was paved covering a reservoir serving all the houses, which was later turned into the enclosed garden you will find today. There have been numerous historical figures in residence at The Circus including William Pitt the elder, Thomas Gainsborough and the novelist William Makepeace-Thackeray. The earliest resident of number 9 itself was the Marquis of Carnarvon. When Christopher Hussey, one of the chief authorities on British domestic architecture, visited number 9 in 1947 he stated it to be "a haven of 18th Century style and taste" and clearly thought it to be a bastion of classical Georgian architecture, in a period of post-Second World War redevelopment.

Number 9 is rare among Bath's townhouses as it was intended only for the private use of the social elite rather than as lodgings by spa visitors. It was first used as a home to the heir

of the Duke of Chandos and as such was lavished with splendid features and artwork.

The house has been immaculately restored and maintained allowing for spectacular formal entertaining, while retaining the atmosphere of a family house that is ideal for modern day living. The Circus is only a few minutes' walk from Bath's shops, restaurants and cultural attractions, most notably the Theatre Royal and annual events arranged by The Bath's Festivals Trust.

The accommodation is laid out over five storeys and is beautifully and immaculately presented throughout. The elegant proportions of the rooms create an atmosphere of space and opulence and are of the fine quality that few houses can provide.

There are a wealth of fine features that include stone chequer and flagstone floors, high vaulted ceilings with ornate plaster moulding and cornices, original full-height sash windows with working shutters and magnificent open fires with ornate mantles. A spectacular curved and coffered arch opens into the staircase hall. The central feature is the magnificent stone cantilevered staircase rising from the lower ground floor to the third floor,

providing an atrium that flows seamlessly from one floor to the next.

The reception rooms are all carefully lit and many have wonderful south westerly views over the landscaped garden and terrace below. On the ground floor, the library features an arched roof and ornate cornice work and offers an environment of quiet reflection whilst providing an ideal space for entertaining. The unusual octagonal card room is an intimate and perfect example of form following function. The dining room works wonderfully with a reconditioned dumb-waiter linking to the kitchen, which in turn opens to both the family room and the terrace and gardens beyond.

On the first floor is a superb, spacious drawing room with full-height windows, ornate ceiling moulding and a striking fireplace, enjoying an outlook over the centre of the Circus.

There are seven bedrooms of excellent proportions, retaining impressive ceiling heights even into the upper floors. Three of the bedrooms benefit from en suite bath or shower rooms, and on the second floor the largest bedroom has access to a terrace overlooking the gardens.



OUTSIDE

The rear garden, accessible from both the ground and lower ground floors, faces south west and backs onto Royal Victoria Park. The flagstone terrace is ideal for formal entertaining and al fresco summer dining. Steps lead down from the terrace to a lawn bordered by well-stocked herbaceous borders. This in turn leads on to a formal garden with box hedging and an assortment of specimen flowering plants. The terrace and lawn are enclosed on three sides by espaliered hornbeam that provide extra privacy in the summer. A gate at the bottom of the garden opens onto the gravel walk famously romanticised by Jane Austen. The Royal Crescent with its famous hotel and lawn is a few minutes' walk through the park.

There are two courtyards at lower ground floor level to both the front and rear of the property. The front courtyard also offers access to two vaults.

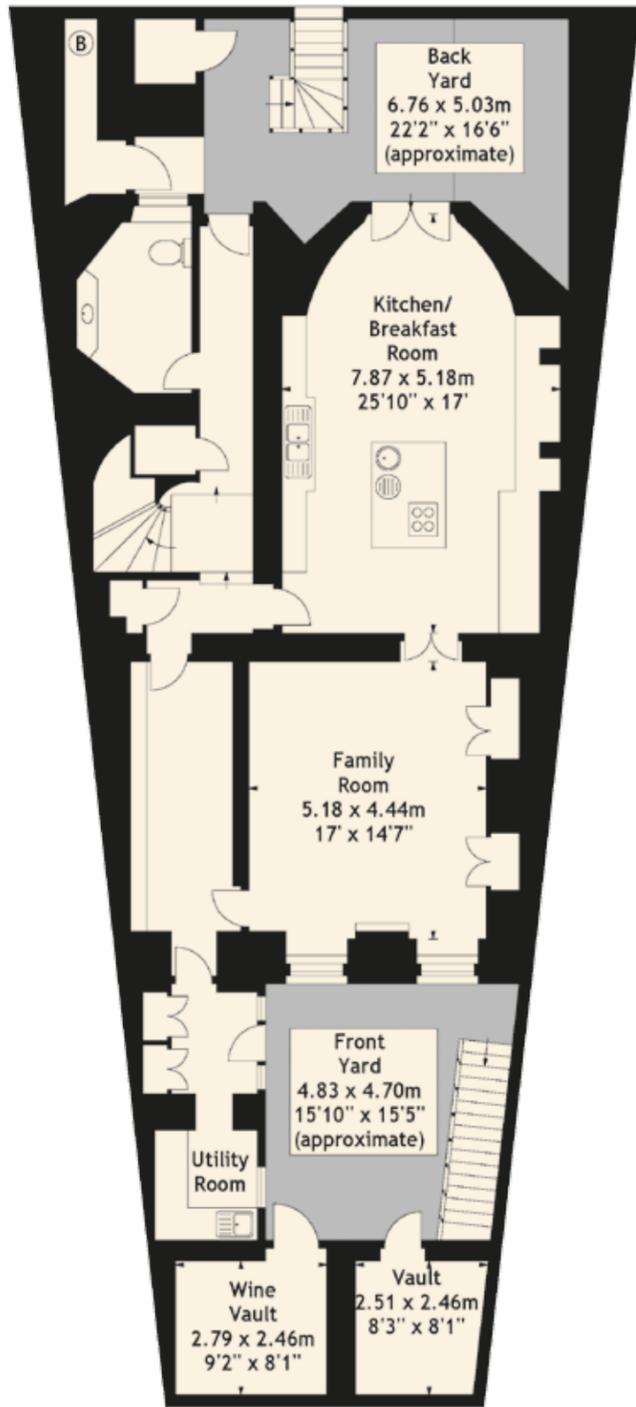
There is residents' parking, and there is a separate underground parking space for one car available in nearby Circus Mews.

SITUATION

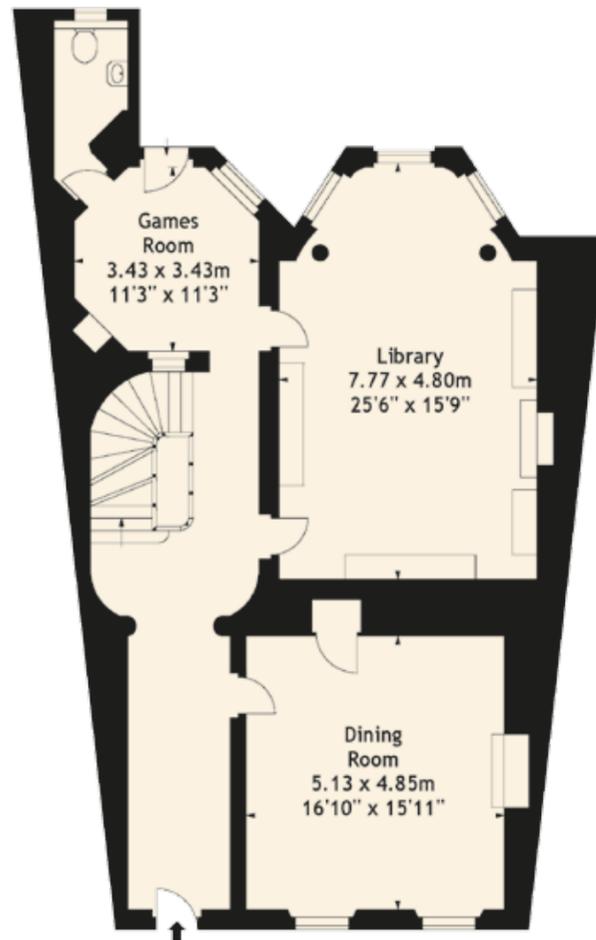
Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities along with a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 10 miles north.



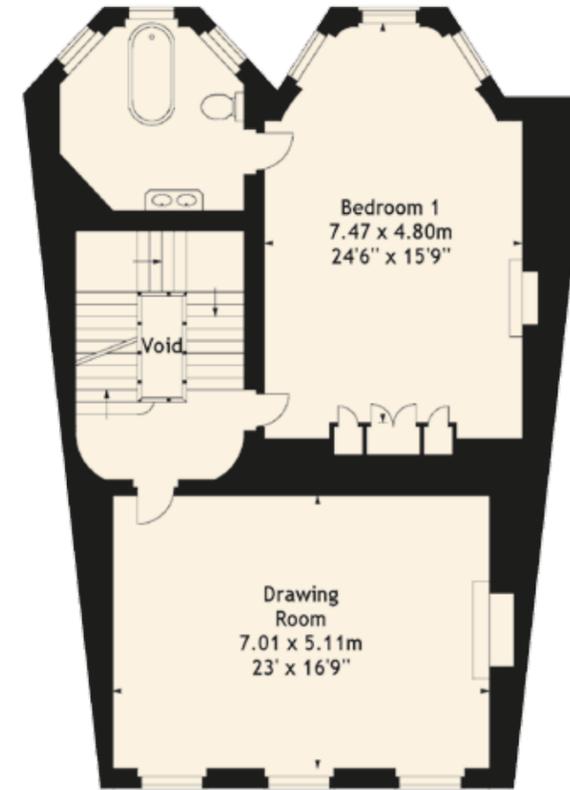




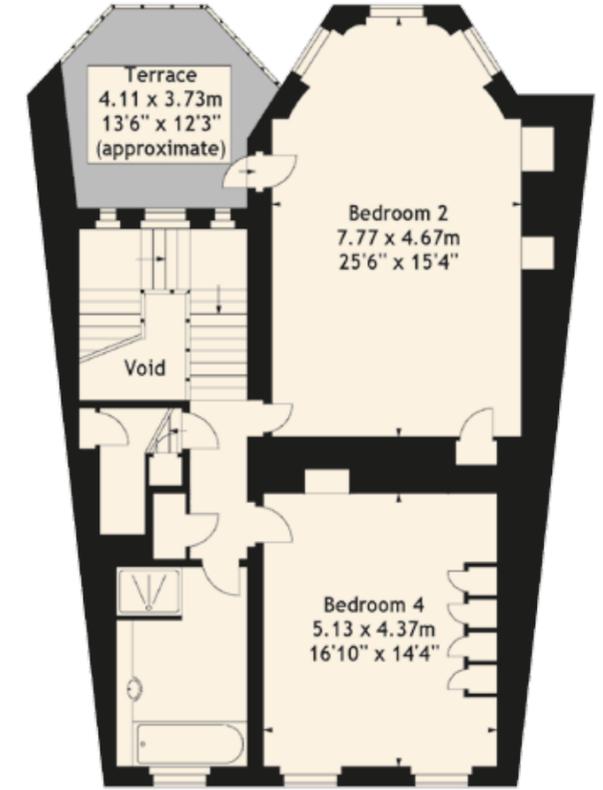
Lower Ground Floor



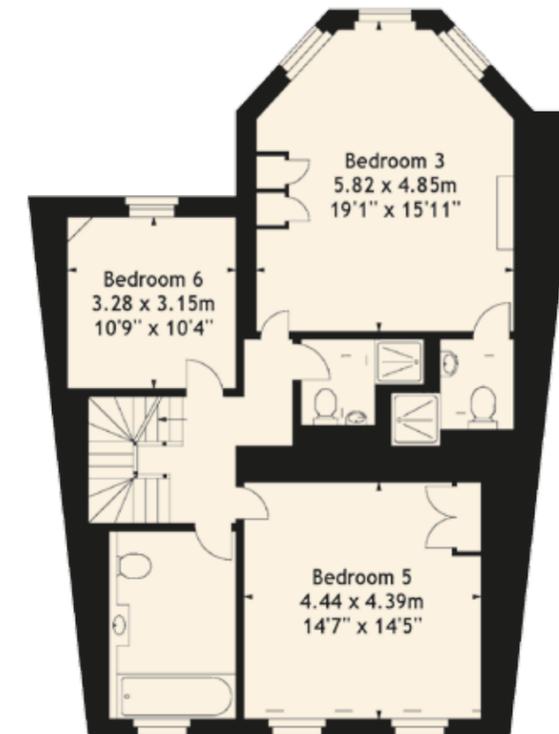
Ground Floor



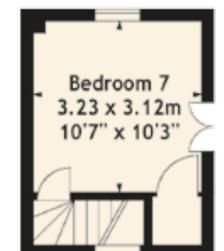
First Floor



Second Floor



Third Floor



Fourth Floor

9 THE CIRCUS

Gross internal area (approx.)

6432 sq ft - 597.53 sq m

For identification only - Not to scale



GENERAL REMARKS AND STIPULATIONS

Directions

The Circus is located at the intersection of Gay Street, Bennett Street and Brock Street which leads to Royal Crescent.

Tenure

Freehold

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

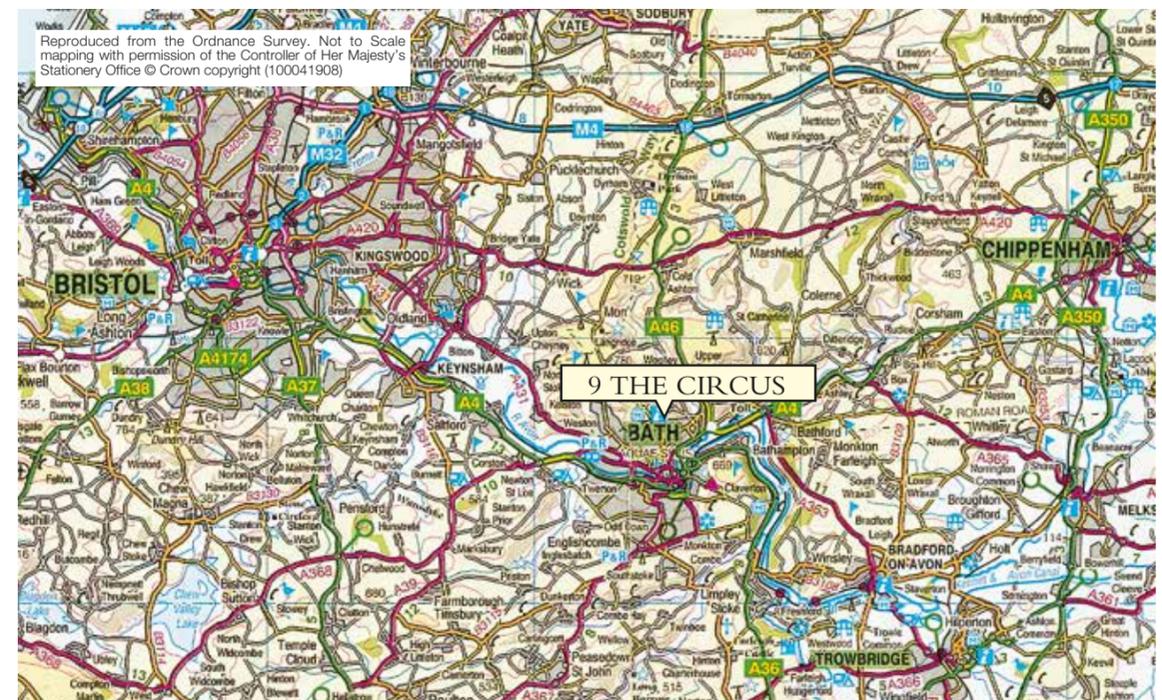
Viewings

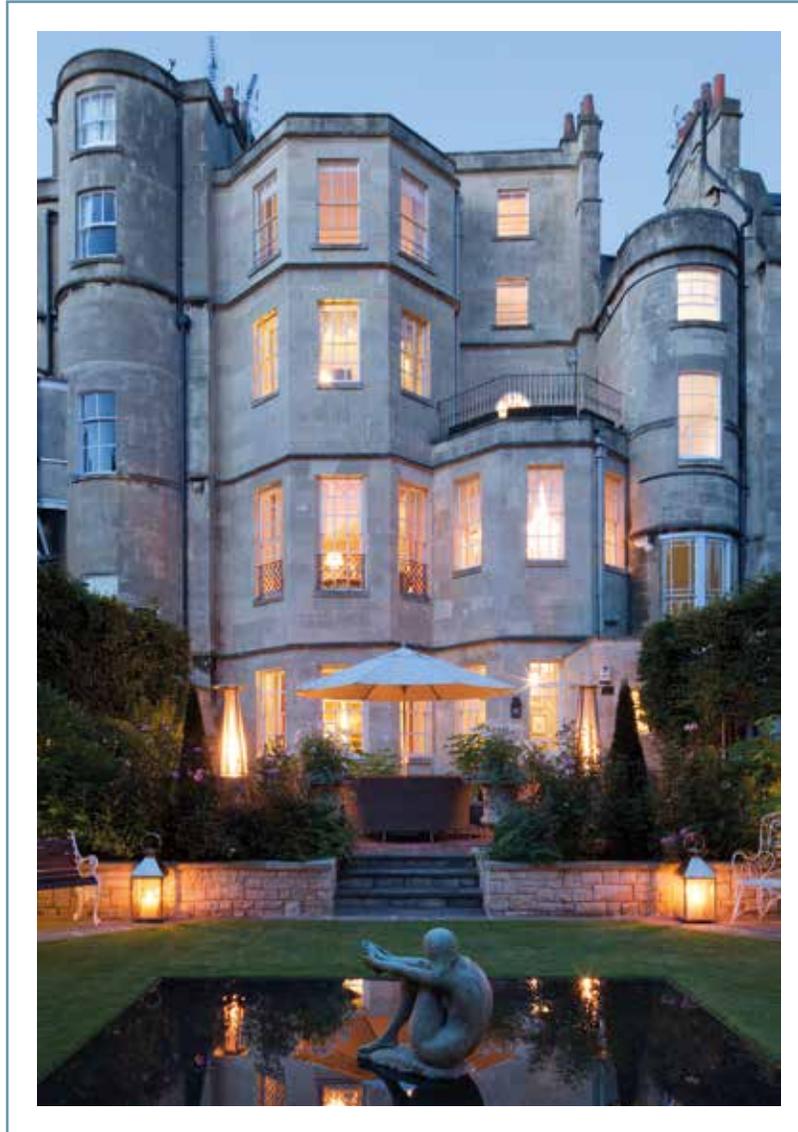
Strictly by appointment with Knight Frank and Savills.

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