

29 THE CIRCUS



BATH • BA1 2EU

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*An iconic Grade I listed town house
occupying a superb position in one of
Bath's world renowned addresses*

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



Reception Hall • Library • Morning Room • Drawing Room • Withdrawing Room
Dining Room • Kitchen/Breakfast Room • Cinema • Utility • Vaults
Master Suite Incorporating Bathroom and Dressing Room • Guest Bedroom En Suite
Three Further Bedrooms • Bathroom • 3 Cloakrooms

Walled Garden and Courtyard





DESCRIPTION

29 The Circus is situated on the southern side of John Wood's King's Circus and is one of the finest examples of Bath's Georgian architecture. Designed by Bath's most renowned architect, John Wood The Elder, and built by his son, John Wood The Younger between 1755 and 1767, the property is constructed of classic Bath stone elevations under a slate tiled roof. Wood's inspiration for the Circus was The Colosseum but whereas The Colosseum was designed to be viewed from the outside, The Circus faces inwards.

Three classical orders (Greek, Roman and Corinthian) are used, one above the other in the elegant arched facades. The frieze of the Doric entablature is decorated with alternating triglyphs and pictorial emblems including serpents, nautical symbols, devices representing the arts and sciences, and Masonic emblems. The parapet is adorned with stone acorn finials.

The property enjoys a pleasant outlook to the front over the central circular green where there is a group of mature plane trees. To the rear, the property enjoys a stunning view towards Bath Abbey and the

surrounding city enveloped by countryside and hills.

The interior architectural detail is also especially fine including a wide entrance hall with polished double mahogany doors leading to a magnificent and original oak staircase with mahogany balustrades and inlaid handrails. Many of the rooms have fine chimney pieces and ornate ceiling mouldings. The present arrangement and appointment is superb: the property has been fully restored with completion in late 2012 and the entire property commands an exceptionally high level of finish and all improvements, both decorative and structural, have been executed with flawless taste and considerable attention to detail. 29 The Circus succeeds in retaining its original period warmth and charm whilst providing excellent accommodation for modern day family living. The prominent period features and flourishes add enormous character and gravitas to key rooms.

On the ground floor is a beautiful library with doors leading to a peaceful morning room with bow window overlooking the garden. On the first floor, and being of particular

note, are the fabulous drawing room and withdrawing room; two rooms of exceptional proportions and exquisite details. A balcony sits to the rear, enjoying breathtaking views over the city. The vast majority of the second floor is home to the luxurious master suite with its beautifully appointed bathroom suite and dressing room. The top floor offers three further bedrooms and a bathroom.

The kitchen/breakfast room and dining room offer a magnificent entertaining space on the lower ground floor and span the full depth of the house. The kitchen sits to the front and is beautifully appointed with bespoke kitchen furniture and integrated appliances, marble work surfaces and a central island unit. To the rear is the dining room with wooden floor, a superb fireplace and a bow window overlooking the garden. The remainder of the accommodation provides a guest bedroom suite, cinema room, utility and three cloakrooms.

Outside, to the front, is an enclosed courtyard and numerous vaults providing storage. To the rear of the property is a beautifully landscaped walled garden that has been meticulously designed and carefully planted.

SITUATION

29 The Circus is situated in the heart of the Georgian city and the position is one of, if not Bath's finest. Bath is a World Heritage Site and enjoys international renown for its Roman heritage and Georgian architecture that offers a wide range of shops, cultural, sport and leisure facilities. There are excellent schools, both in the private and state sector, along with two universities. Communications are excellent, with regular mainline train services from Bath Spa station to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes) whilst junction 18 of the M4 motorway is approximately 10 miles to the north.













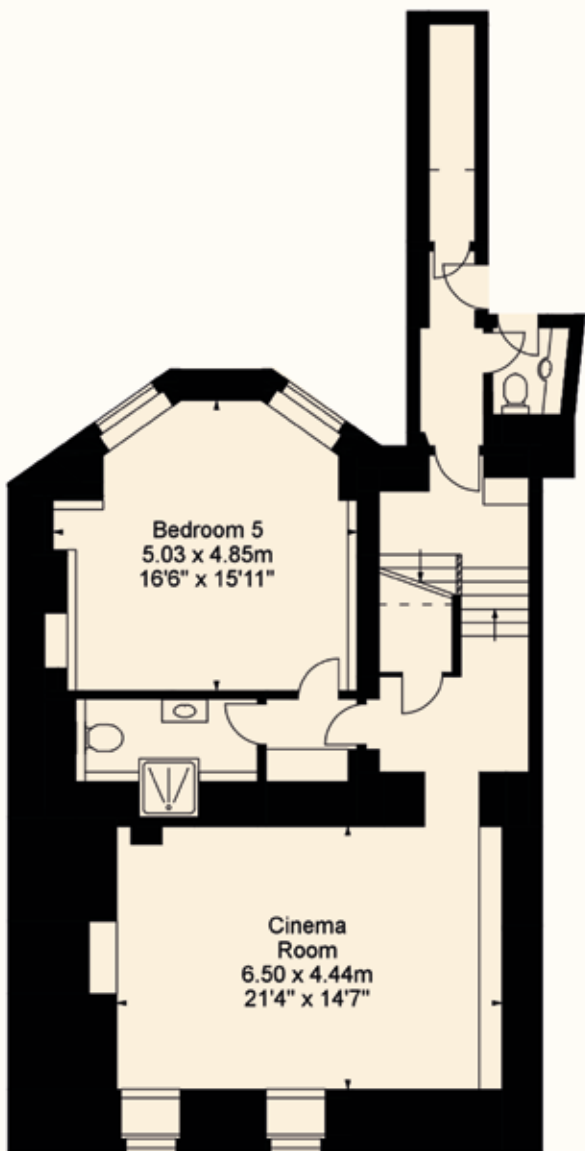
29 THE CIRCUS

Gross internal area (approx.)

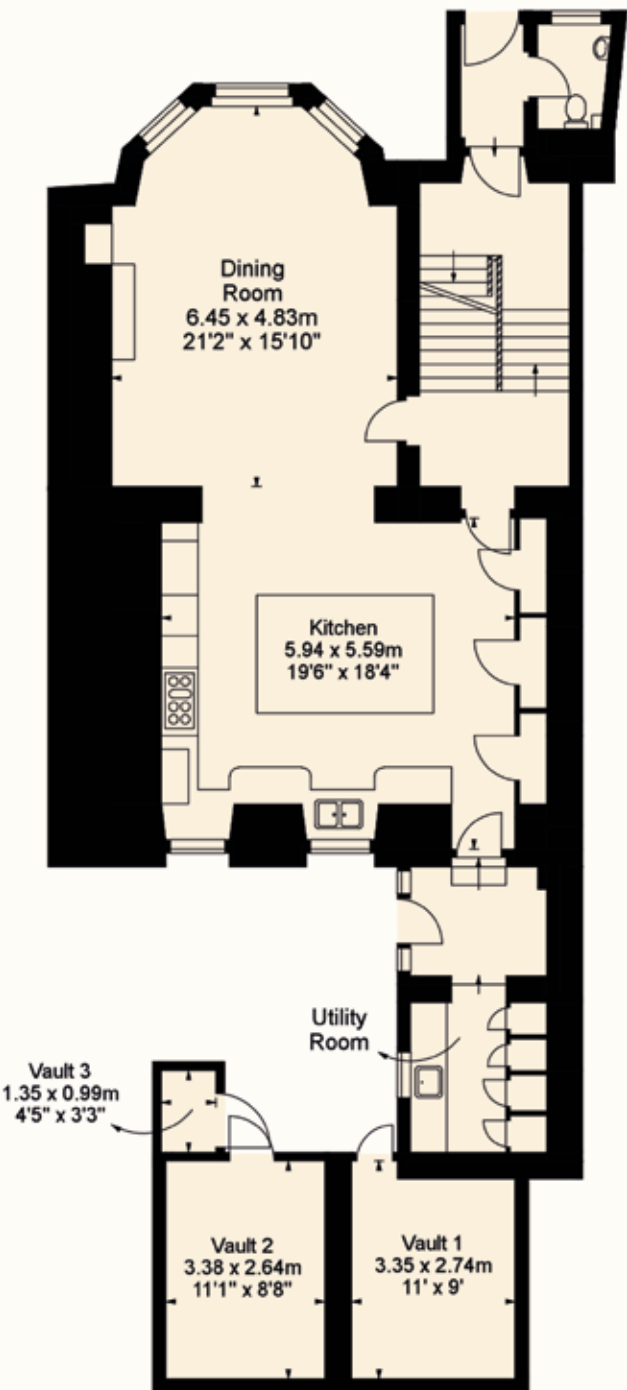
6033 sq ft – 560 sq m



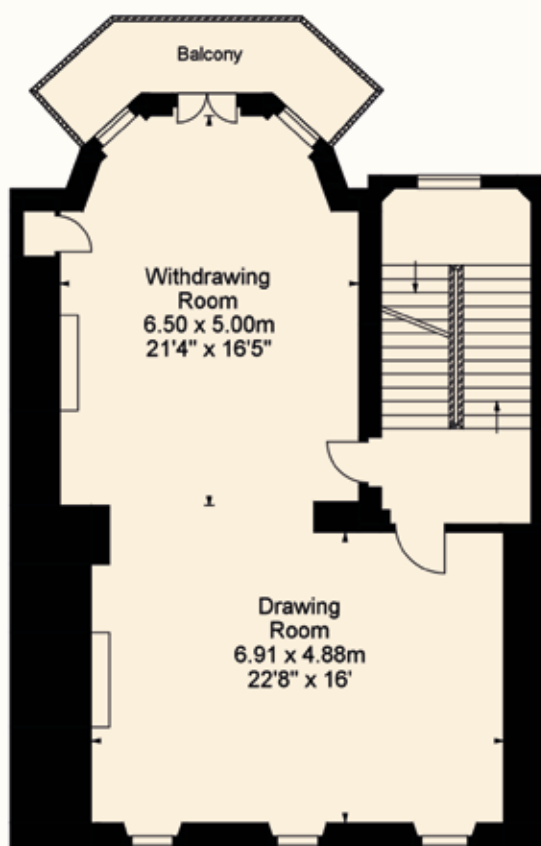
For identification only – Not to scale



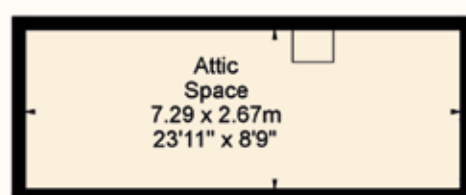
Lower Basement Floor



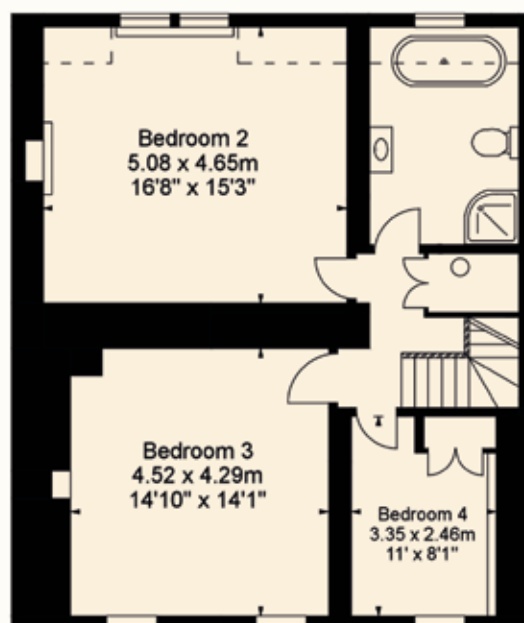
Basement Floor



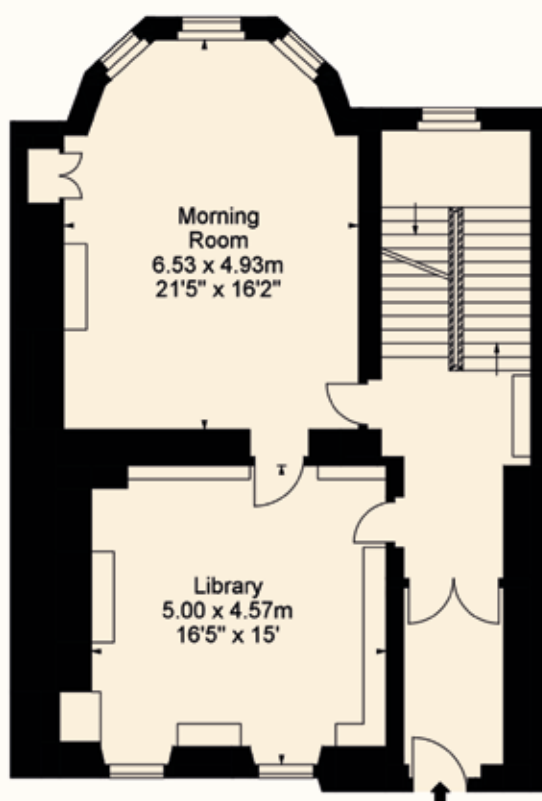
First Floor



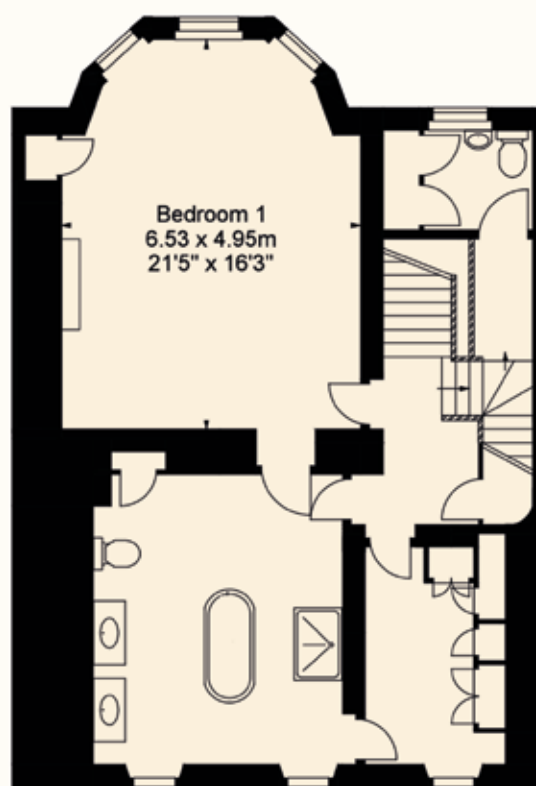
Third Floor



Third Floor



Ground Floor



Second Floor



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

We are advised that mains gas, electricity and water are all connected.

Fixtures and Fittings All items usually known as tenants' fixtures and fittings, whether mentioned or not in these particulars are excluded from the sale but may be available by separate negotiation.

Local Authority

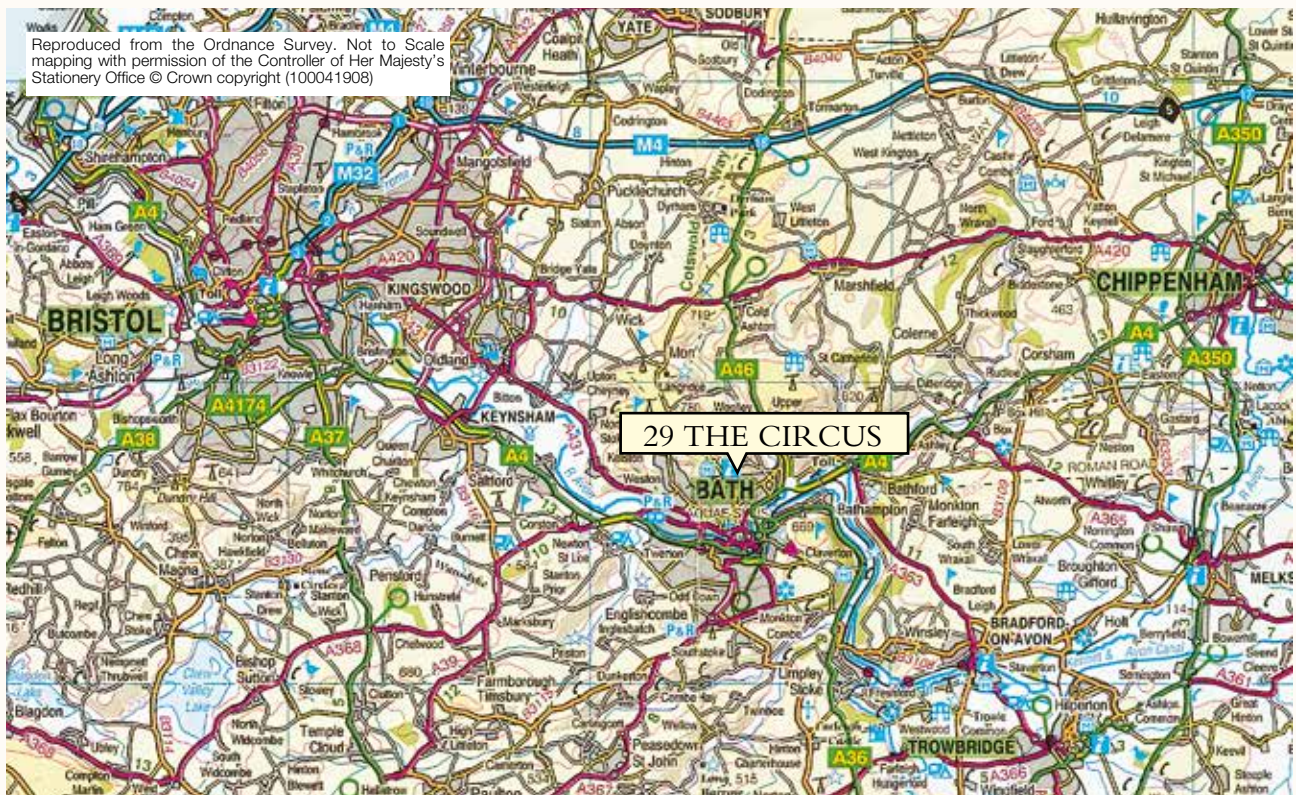
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

Strictly by appointment with the agent.

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