



BATH AND RURAL
— ESTATE AGENTS —

23 Queen Square
Bath | BA1 2HX

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Discover a true gem of Georgian architecture – a magnificent townhouse designed by the renowned John Wood the Elder, part of his vision to establish Bath as one of England's most elegant cities. Positioned proudly on the prestigious north side of Queen Square, just moments from landmarks such as the Theatre Royal and the Royal Crescent.

- Grade 1 listed townhouse
- Four to five bedrooms
- Four to five reception rooms
- Double garage
- Garden and patio

This Grade I listed residence spans five beautifully preserved floors. Step inside to discover original period features throughout – from intricate cornicing and sash windows to marble fireplaces and soaring ceilings – and experience the perfect blend of historic charm and modern comfort. 'While we already loved Bath, it was this house that truly captured our hearts,' say the owners of four years. 'We couldn't get over the grand proportions and how much architectural history it retained, let alone the square's association with Jane Austen and Beau Nash. Living here felt like a once-in-a-lifetime opportunity.'

With versatile accommodation throughout, the main house offers 4–5 bedrooms, a drawing room, a withdrawing room, two sitting rooms, a dining room, and no fewer than five beautiful bath and shower rooms. A well-designed kitchen/breakfast room shares the lower ground floor with a vaulted wine store, further vaults, a utility room and cloakroom, and a gym.

From ground level, one can access the stunning external features of the home: a generously sized, prize winning secluded garden that leads to a charming orangery and a private garage, above which is a self-contained one-bedroom annex – perfect for guests or as a home office. 'The garden is truly an oasis in the heart of the city, with Royal Victoria Park just a few yards from the rear entrance.









Whether relaxing on the patio, in the orangery, or on the roof terrace, it's hard to believe you're in an urban environment – it feels so peaceful and completely tucked away.

"Whether you're seeking a refined family home, a stylish city retreat, or a piece of Bath's iconic heritage, this property delivers it all – wrapped in elegance, privacy, and prestige. Exceptionally renovated with no expense spared, yet retaining so much history, this house stood head and shoulders above any others we viewed – leaving it will be incredibly hard."

"The central location means everything is within walking distance from your doorstep, yet the house feels like a true retreat from the busy city wrapping you in its historic elegance as soon as you enter."

'It's been a fantastic place to live, entertain guests and get to know our neighbours.'

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains water, electricity and gas.

COUNCIL TAX: Band

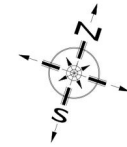
EPC RATING: TBC



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Approximate Floor Area = 530.9 sq m / 5715 sq ft
 Outbuildings = 92.0 sq m / 990 sq ft (Including Garage)
 Total = 622.9 sq m / 6705 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88523

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AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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