

# Marlborough Buildings, Bath



# Strutt & Parker

Land and property. Since 1885.



5,500 sq ft (510 sq m) | Seven-storey townhouse  
Views of the Royal Crescent | Immaculate interiors  
Professionally landscaped gardens | 2 garages, one  
heated and integral | Freehold | Residential

**Guide price £3,750,000**

Grace and elegance in one of Bath’s finest Regency addresses

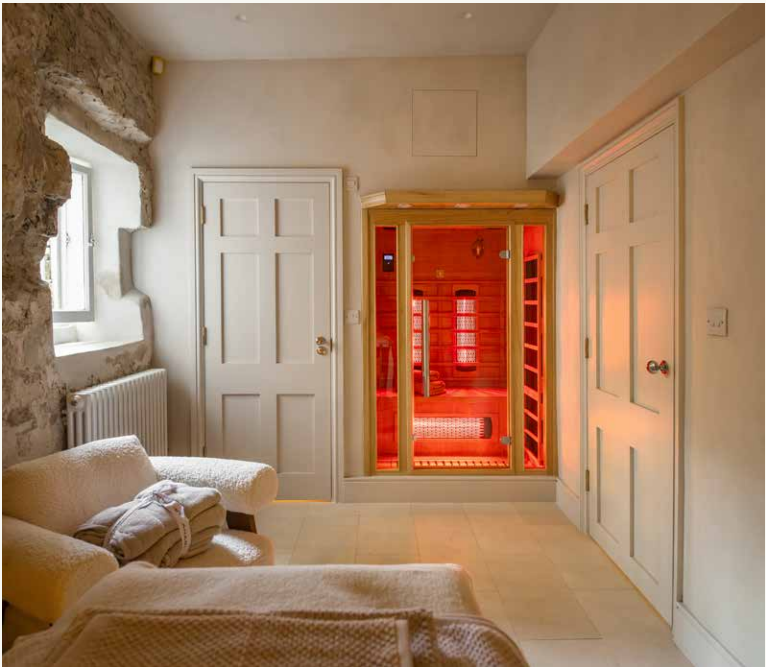
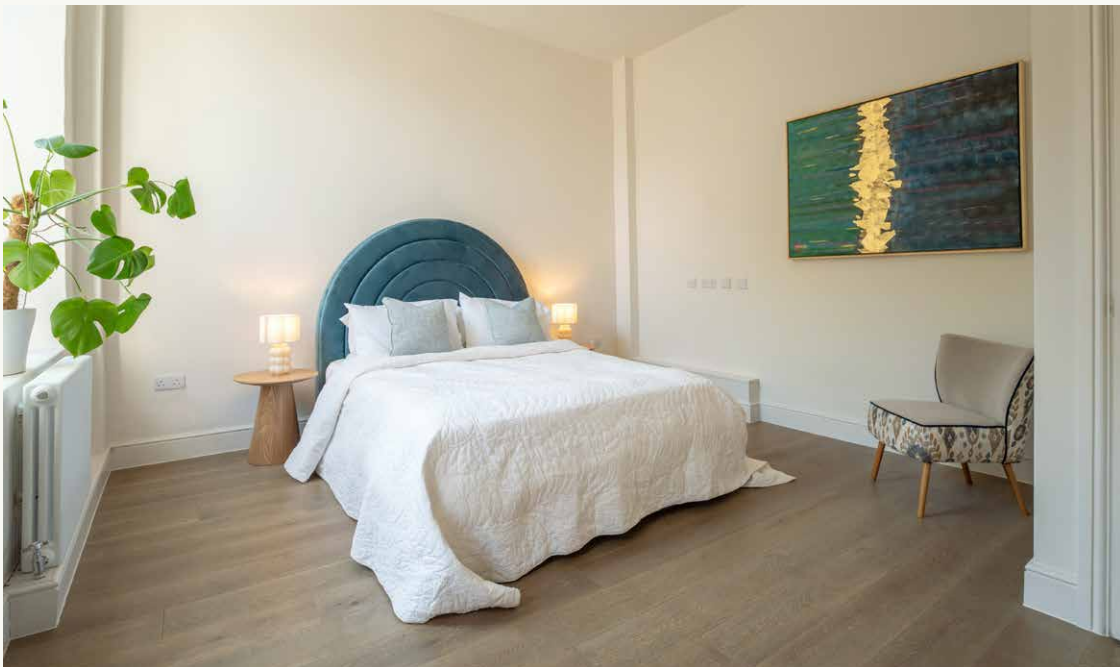
Polished, elegant and perfectly positioned, 1 Marlborough Buildings one of the city’s most exciting restoration projects in recent years. The seven-storey, Grade II-listed townhouse was originally constructed in the 1780s and forms the end terrace of 12 stunning townhouses facing the Royal Crescent and its swathe of lawns. The landmark building has been brought back to life following an extensive programme of renovations. While thoroughly modernised, Georgian features have been sympathetically refurbished and incorporated into the décor: sash windows, wood floors, stone fireplaces, picture rails and decorative mouldings.

The Scandinavian duo behind Bath-based design and development company, Suite\_07, have executed a stunning renovation, creating a turnkey residence marrying refined heritage and modern craftsmanship while retaining the noble proportions of the period building. Of the new additions, a highlight is the stunning bespoke Smallbone kitchen – chosen for its provenance and handcrafted some 20 miles away in nearby Devizes. The intricately detailed cabinetry is paired with premium Gaggenau appliances and a vast kitchen island wrapped in gorgeous Bianco Eclipsia stone, with waterfall edges falling to the floor.

A striking first impression is afforded on arrival, the soaring elevations giving way to a vast reception hall that is well configured for receiving guests. The marble floor makes a right turn to an elegant staircase which rises through all seven storeys at the heart of the home, grounding the accommodation. At the front, the formal dining room looks out onto Royal Crescent, adjoining the kitchen for ease. A garden room has French doors on two sides, opening to the gardens.

The lower levels lead to a flexible space over three floors, including bedrooms, shower rooms, a wine cellar and a gym/ treatment room with its own infrared sauna – a private wellness space without needing to leave your own home.

On the upper floors, vast windows frame truly exceptional views of the crescent and the treetops of Victorian Park. Rare for a townhouse, many of the reception rooms offer multiple aspects, drawing the outside in while inviting natural light deep into the home. The principal suite occupies the entire third floor: a vast and elegant bedroom paired with a spa-like en suite bathroom with a sculptural freestanding bath, walk-in glass shower and designer lighting by Apparatus Studio. The bedrooms on the top floor are equally spacious, sharing a well-appointed shower room.



The gardens have been beautifully transformed by nature-first designer Rosie Nottage and skilfully executed by Selby Landscapes; both locally sourced. The outside spaces have been separated into three distinct areas: a front garden, thoughtfully planted with shrubs, which overlooks the Royal Crescent’s lawns; a sunny, south-facing side garden, wonderfully private and perfect for entertaining; and the rear garden, which is partially shaded and designed in the typical English garden style. Here, pleached trees provide natural privacy, while cottage garden perennials like erigeron and lavender soften lines, green shrubs add colour and romantic roses and frothy blooms deliver a touch of whimsy.

Practically speaking, the house is well set up for day-to-day life, offering the rare benefit of an integral heated garage – no need to face the weather – and a second garage to the rear, as well as private parking and an EV charging point.

Location

The Marlborough Buildings are set on the southwestern edge of Bath’s world-famous Royal Crescent, one of the city’s most famous addresses. The timeless setting provides a truly unparalleled position, where little has changed to the fabric of the city in many years.

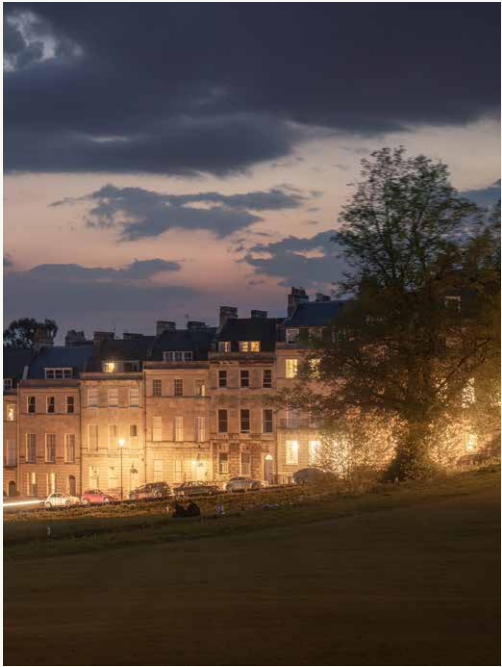
For its size, Bath is a vibrant and cosmopolitan city with plenty of independent shops, restaurants and cultural attractions. The city’s retail landscape is varied and there are excellent restaurants, bars and cafes catering to all tastes and cuisines, from artisan bakeries to relaxed pubs and Michelin-starred dining. Leisure attractions are numerous, from spas utilising natural thermal waters to excellent theatres and live music venues.

Located on the main line between London, Bristol and Cardiff, Bath is within commuting distance to all three. There are also great road links, with the M4 motorway just 10 miles to the north.

Bath has an outstanding selection of schools including some of the best independent schools in this part of the country.

General

Local Authority: Bath and North East Somerset Council  
Services: Gas services and mains water and drainage. Electricity.  
Council Tax: TBC  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 510.0 sq m / 5500 sq ft



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