FLOOR PLAN:

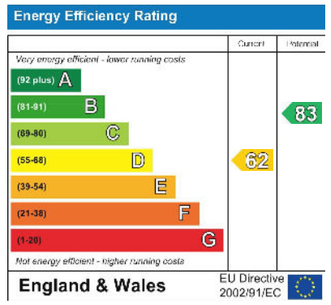
17 Chilton Road, Bath, BA1 6DR

Approximate Gross Internal Area
Total = 159 sq m (1709 sq ft)
Main House = 139 sq m (1498 sq ft)
Outbuildings = 20 sq m (211)sq ft



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



17, Chilton Road, Bath, BA1 6DR

4 Bedroom House

Offers in excess of £695,000

- Victorian Family Home With Far Reaching Views
- Open Plan Kitchen Dining Room & Utility
- Courtyard garden with access from the kitchen/diner, detached private garden with Summer House
- Flexible Accommodation Presented To A High Standard Throughout
- Four Double Bedroom, Family Bathroom & Shower Room
- Freehold, EPC Rating D & Council Tax Band D

DETAILS

An exceptional period family home that has flexible accommodation set over four floors as well as stunning views over Bath and beyond. The property also boasts a secret garden.











DESCRIPTION
Upon entering the property, you are welcomed by an inviting entrance hall with stairs rising to the upper floors and descending to the garden level. To the left is the fourth bedroom, a versatile space that could equally serve as a home office, playroom or snug, depending on your requirements.

To the rear of the ground floor is the impressive living room, where a beautiful bay window frames breathtaking views across Bath city centre and beyond. This elegant reception room is generously proportioned and rich in period character, creating a wonderful space in which to relax and entertain.

The garden level is home to a bright and spacious kitchen/dining room, with direct access to the first of the property's two delightful gardens. The contemporary kitchen is fitted with a stylish range of wall and base units, a breakfast bar, gas hob and electric oven, providing both practicality and modern appeal. This floor also benefits from a well-appointed three-piece family bathroom and a useful utility area.

Arranged across the first and second floors are three generous double bedrooms, all featuring built-in wardrobes, along with a contemporary shower room. The principal bedroom is particularly impressive, boasting excellent proportions and a striking bay window that fills the room with natural light while once again showcasing the outstanding far-reaching views.

Externally, the rear of the property offers a beautifully maintained, established garden enclosed by fencing, with plenty of space for outdoor seating and entertaining during the warmer months. In addition to this garden there is a detached 'secret' garden, thoughtfully landscaped to create a peaceful and private retreat. This charming space features a lawn, attractively planted flower beds and borders, and is complemented by a summer house with a patio area to the front—perfect for barbecues, al fresco dining, or simply enjoying the tranquil surroundings.

LOCATION
Occupying an elevated position on the highly sought-after Chilton Road, this property enjoys spectacular south-facing views across the Avon Valley and towards the historic city of Bath. Ideally located, Bath city centre is within easy walking distance, as is the vibrant village of Larkhall, renowned for its excellent selection of independent shops, cafés, delicatessens, convenience stores, boutiques, and a doctor's surgery.

The area is particularly well regarded for its outstanding educational provision, with highly respected schools including Kingswood School, The Royal High School, and St Stephen's Church of England Primary School all close by.

As a UNESCO World Heritage City, Bath offers an exceptional range of cultural, leisure, and sporting amenities, including its renowned theatres, museums, and Premiership rugby at Bath Rugby. The property is also perfectly positioned to enjoy a number of nearby green spaces, including Kensington Meadows, Hedgemead Park, and Alice Park, a popular community park with its family-run café and regular pizza evenings.

For commuters, Junction 18 of the M4 motorway is approximately 10 miles away, providing convenient access to London and the South West. Bath Spa railway station offers direct services to London Paddington in as little as 75 minutes, while Bristol Temple Meads can be reached in approximately 15 minutes.

