

THE MODERN HOUSE



Bath, Somerset
Sold

Sion Road

Designed by the architectural practice Hewitt Studios LLP, this beautifully light four-bedroom home occupies a secluded position on Sion Road, a quiet tree-lined avenue within Bath's sought-after conservation area. The internal living space of just under 2,000 sq ft has been carefully designed around the surrounding landscaped garden to optimise light and frame verdant views across its three storeys. Lansdown's green slopes are moments from the house, with Bath's city centre and open parklands all within easy walking distance.

The Architect

Built in 2001 to the plan of architect John and designer Gill Hewitt, the house has been meticulously designed to minimise environmental impact and carbon footprint. It incorporates a modular timber-frame made of reclaimed and renewable materials and a thermal store built into the lower levels of the house for optimal energy efficiency and thermal comfort.

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The Tour

Set behind a private driveway, the house sits in a secluded, leafy plot, with the primary entrance positioned under a front porchway. Full-height cabinetry spans the length of the central hallway, providing an excellent provision of storage, with a dog den tucked neatly into the staircase void, and a cloakroom and WC adjacent.

The central ground floor living areas offer great versatility of use, with flexible divisions between the kitchen, dining area and living room and solid oak, natural black slate and polished limestone running underfoot throughout. The open-plan L-shaped kitchen has a pantry to one side, with low partitions separating the adjacent dining area to create a sociable entertaining space. Ribbons of glazing overhead invite an excellent quality of natural light and frame views of the treetops. A pitched roof provides a contrasting double height in the interconnected living room which opens onto the terrace and garden; a wonderfully bright space with floor-to-ceiling glass doors. A log-burning stove sits centrally, with additional underfloor heating beneath the polished limestone paving.

A central staircase of solid oak and glass leads in both directions from the ground floor, with cleverly-positioned skylights allowing light to penetrate the central plan. Two bedrooms occupy the upper level; the master with walk-in wardrobes. The second bedroom is positioned at the front of the house, also with a walk in wardrobe, and a family bathroom is set centrally.

At lower-ground level, a sloping glass ceiling has been strategically positioned to illuminate the bedrooms below. The larger bedroom, currently used as a painting studio, has generous space suited for an en suite shower room. The other bedroom has an en suite bathroom. A home workspace and a utility room are also found on this level, with glass doors providing access to a lovely lower courtyard, where scented jasmine climbs the cedar walls.

Outdoor Space

Externally, the gardens have been thoughtfully landscaped to provide various split-level terraces for eating, drinking and enjoying the south-westerly sun throughout the day. Deep herbaceous borders surround an expanse of lawn across the upper gardens, below which sits a second courtyard, dappled in light from the surrounding specimen trees. There are two storage sheds, screened amenity area and a private driveway, with parking for several vehicles.

The Area

Bath is the only city in Britain to achieve Unesco World Heritage status which continues to be vehemently protected. Founded in the 1st century AD by the Romans, who famously used the natural hot springs as a thermal spa, it became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city with neoclassical Palladian buildings.



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The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Small's, Corkage, LandRace Bakery and the weekly Farmer's Market ranking favourably among local residents. Royal Victoria Park provides a wonderful green expanse in the city centre and is also home to the revered Botanical Gardens. Uniquely situated in a hollow in the hills, the surrounding Somerset countryside is an incredible backdrop to the city. The National Trust Skyline Walk offers up exceptional views through six miles of meadows and ancient woodlands.

The area is renowned for the quality of its private and state schooling, including Royal High, Royal High Junior School, Kingswood School, Kingswood Preparatory School, St Stephens' Primary School and King Edward, Prior Park College.

Transport links are excellent, with Bath Spa train station located in the heart of the city centre, providing a direct line to London Paddington in under 1.5 hours. The M4 motorway sits just on the edge of the city centre and is reachable by car in 15 minutes.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.