

Tadwick House

Region: Bath **Sleeps:** 15

Overview

Tadwick House is an exceptional Grade II-listed Georgian rectory set amidst 1.25 acres of beautiful gardens. With seven spacious bedrooms spread across three floors, this historic home blends the charm of its late 17th-century origins with modern comforts, making it an ideal retreat for large groups. The property offers stunning panoramic views of the Bath Valley, a secluded tennis court, and expansive outdoor spaces perfect for relaxation and outdoor activities.

The home provides around 5,960 sq ft of light-filled living space, featuring high ceilings and bright, airy rooms. The ground floor boasts a formal entrance hall, library, drawing room, and a stylish kitchen with Aga, creating an open, welcoming atmosphere. Upstairs, the primary bedroom enjoys breathtaking countryside views, while four additional bedrooms offer ample space and privacy. The property is completed by well-maintained gardens, a paved terrace, and a tennis court, offering a peaceful escape with easy access to Bath's cultural and historical attractions.



Facilities

Wi-Fi/Internet • Gym/Fitness Room • Laptop Friendly Workspace • Rural Location • Tennis Nearby • City Homes & Apartments • Country Estate • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • AGA • Pool/Snooker • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Interiors

- Entrance hall with ornate stone fireplace
- Library with fireplace and office
- Drawing room and fireplace
- Grand dining room seating for 10
- Kitchen with Aga and Island
- Conservatory family room with pool table
- Main bedroom with built-in wardrobe and en-suite bathroom with shower and bathtub
- Spacious bedroom with washbasin and long seated bench
- Bedroom with double bed, washbasin and infant bed
- Bedroom with dressing room and wash basin
- Bedroom with double bed and round plush chair
- Bedroom with built-in wardrobe and seating on windowsills with en-suite bathroom with bathtub and hand-held shower-head
- Single bed with bookshelf/shelving and washbasin
- Twin bunk beds with bookshelf and wash basin
- Small gym/dressing room and walk-in shower
- Bathroom with bathtub and shower
- WC

Exterior

- Expansive garden
- Patio with furniture
- Fenced tennis court
- Trampoline

Additional Facilities

- Piano with wooden chair
- Boot room
- Loft



Location & Local Information

Tadwick House is nestled in the peaceful village of Upper Swainswick, just a short distance from the historic city of Bath. This charming rural area offers the perfect balance of tranquillity and accessibility, surrounded by beautiful countryside ideal for walking and horse riding. The village is home to a historic church and a quaint pub, adding to its charm and providing visitors with a welcoming atmosphere.

Despite its peaceful location, Tadwick House is only a short drive from Bath's city centre, making exploring its many attractions easy. Guests can enjoy the best of both worlds, with the opportunity to experience the cultural and architectural treasures of Bath, including the Roman Baths, Thermae Spa, and the Royal Crescent, while returning to the quiet countryside retreat at the end of the day. The area offers convenient access to London and Bristol, ensuring an effortless getaway.

Local Amenities

Nearest Airport	Bristol Airport (22 kms)
Nearest Train Station	Bath Spa Station (4 miles)
Nearest Restaurant	Cloisters Restaurant (2 miles)
Nearest Bar/Pub	The Hare and Hounds (3 miles)
Nearest Supermarket	Morrisons (3 miles)
Sightseeing	The Roman Baths (4 miles)



What we love

- Tadwick House is a Grade II-listed Georgian rectory with seven bedrooms set in over 1.25 acres of gardens.
- The property offers spacious living areas, including a modern kitchen and multiple reception rooms, ideal for gatherings.
- It is located in the village of Upper Swainswick, close to Bath, providing a serene countryside retreat with easy access to city attractions.

Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 16:00 - 20:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping not permitted.
- **Minimum stay:** 3 days. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Tourist taxes not applicable.
- **Internet access?:** Wi-Fi internet connection included.