



Grade II family home - highly desirable location

Caroline Buildings, Bath

Freehold



Entrance hall • Sitting room • Study/snug • Kitchen/ breakfast room • Dining room • 6 bedrooms • 2 shower rooms • 2 bathrooms • Store • Front and rear gardens (access to canal from rear garden) • 2 vaults

Description

This property is a beautifully presented Georgian townhouse located in Widcombe, one of Bath's most desirable locations. It has a wealth of period detail throughout, including ceiling roses, cornicing and sash windows. There are six excellent size bedrooms, two shower rooms and two bathrooms.

The property is entered into spacious entrance hall with sitting room and snug/study on the ground floor. There is access to the rear garden at the back of the property as well as a bathroom. On the lower ground floor is a contemporary kitchen/ breakfast room with double sash windows. To the rear is an exposed stone walled dining room.

Outside

There is a pretty front garden with access to the main front door and also steps down to the lower level from the front. The rear gardens are an excellent size with lawned areas, mature shrubs and trees and direct access to the canal, which the garden backs on to. On the other side of the canal are allotments, meaning the garden is not overlooked.

Situation

Caroline Buildings is an elegant terrace, built in c1800, of 20 Grade II listed townhouses located in the highly fashionable Widcombe Village area of Bath. Widcombe boasts many excellent local amenities which include several popular gastropubs, a newsagent, a florist, The Bath Aga Shop and a doctor's and dental practice along with a chemist.

The terrace overlooks a park from the front of the property and has a beautiful aspect to the rear, backing onto The Kennet and Avon Canal. It is also within close proximity of beautiful walks over nearby National Trust Land.

Bath Spa Railway Station and the Southgate Shopping Centre are easily accessed (approximately 0.3 miles) from Caroline Buildings. There is a mainline rail link to London Paddington (journey time from 84 mins) and Bristol Temple Meads (journey time from 15 mins).

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture. The city centre (approximately 0.6 miles) offers a wide variety of cultural, leisure, sports and shopping facilities.





World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

The property is ideally placed for easy access to a triangle of very well-regarded state and independent schools, which include Widcombe Infant School, The Paragon School, Prior Park College, Monkton Combe Schools and King Edward's School.

Tenure

Freehold

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath and North East Somerset Council.

Viewings

Strictly by appointment with Savills.



Approximate Area = 227.9 sq m / 2453 sq ft
Store = 6.6 sq m / 71 sq ft
Total = 234.5 sq m / 2524 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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