



A handsome Grade II listed Georgian house

Claremont Place, Bath

Freehold





Entrance hall • Cloakroom • Drawing Room • Dining Room • Kitchen/Breakfast Room • Utility • Study • Shower Room • 3 Bedrooms • Bathroom • Integral Garage

Description

11 Claremont Place is an elegant and well-appointed Grade II listed semi-detached Georgian house, believed to have been designed by prominent architect John Pinch. Built in traditional Bath stone with a balanced and attractive façade, the property offers 1,864 sq ft of accommodation arranged over three floors and benefits from extensive views to the front elevation. On entering there is a welcoming entrance hall and cloakroom. The drawing room features a fireplace and large sash window. The dining room also has a feature fireplace. The kitchen/breakfast room has a practical kitchen area, whilst also having space for a breakfast table and access to both outside areas. A utility room leads off the kitchen.

To the lower floor is a study and well-appointed shower room. There is also an integral door into the garage, which is equipped to take a town car, whilst offering storage solutions.

To the first floor are three bedrooms and a bathroom, all beautifully appointed.

Overall the house offers ease of living within a fine period home, offering uninterrupted views of the Georgian city of Bath.

Outside

To the front of the property is a shallow driveway leading to the single integral garage with up-and-over door. There are steps accessed via an ornate iron gate that leads up to the front paved courtyard. This courtyard has extensive views across the valley over Bath's southern slopes. There is a timber door opening in a Bath stone wall, which leads to the side of the property and a private paved courtyard. This is ideal for al fresco dining with easy access off the kitchen. There is subtle lighting for entertaining long into the evening. Further to the other side of the house and accessed off the breakfast room is another courtyard with timber deck.

The garden/outside space has been designed with minimal maintenance in mind, making it easy to lock up and leave.



Situation

Claremont Place is situated along Camden Road and enjoys excellent views of Prior Park directly opposite. Camden is a popular family area on Bath's north east slopes, and is well placed for good schools and the city centre, as well as offering local shops and a doctor's surgery.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from approx. 75 mins) and Bristol Temple Meads (journey time from approx 15 mins). Junction 18 of the M4 motorway is approx 9 miles to the north and Bristol International airport is approx 20 miles to the north west.

Directions

From George Street in the centre of Bath proceed up Lansdown Road. Continue up the hill taking the third turning on the right into Camden Crescent. Proceed through Camden Crescent and onto Camden Road. Claremont Place is just under 0.5 miles along on the left just before the turning right to Frankley Buildings.

Tenure

Freehold.

Services

All mains services are connected.

Viewing

Strictly by appointment with Savills.





Approximate Area = 160.4 sq m / 1726 sq ft
Garage = 17.3 sq m / 186 sq ft
Total = 177.7 sq m / 1912 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)
For identification only. Not to scale.
© Fourwalls



Lower Ground Floor

Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 270506

For identification only. Not to scale. © 20201222EH

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

