



4 Chatham Row, Bath, BA1 5BS

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**A Grade II listed Georgian townhouse with private parking and a garage, beautifully positioned in this sought-after artisan quarter of Bath**

| Entrance hall | Double aspect kitchen/family/dining room | Boot room/cloakroom | Sitting room | Bedroom 4/study | Utility/laundry room | First floor master bedroom | Family bathroom | 2 further double bedrooms | Rear courtyard | Vaults | Single garage and hardstanding |

## Situation

The property is situated in a quiet cul-de-sac location, just off Walcot Street and a short level walk into the city centre.

Bath is a World Heritage site, famous for its Roman heritage and Georgian architecture. It has an excellent range of shopping facilities and cultural activities, to include The Theatre Royal and The Holburne Museum. There is a wonderful selection of excellent restaurants, cafés, shops and parks, along with world class sporting facilities available at the nearby Bath Rugby.

Communications are very good with Bath Spa rail station providing direct links to London Paddington and to Bristol and South Wales. The M4 motorway Junction 18 is 10 miles to the north. Bath also has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School.

## Description

A beautiful Grade II listed four bedroom townhouse located in a quiet cul-de-sac in the ever fashionable Walcot district, a short level walk from the city centre and Bath Spa Train Station. Tastefully refurbished throughout, the house benefits from off-street parking and a garage directly opposite.

Entering the house via the front door into an attractive entrance hall which leads on your right hand side to a lovely kitchen/dining room. The kitchen has a range of stylish hand-built units with quartz worktops. Appliances include a Fisher and Paykel double range cooker, fridge freezer and there is a Butler's sink. The dining area is a good size with a central fireplace, plantation shutters and wonderful planked hardwood flooring.

Upstairs on the first floor is a wonderful master bedroom with views to the south and west. There is a fine bathroom which has double sinks, bath and a separate shower enclosure.

On the top floor are two further generous double bedrooms.





On the half landing going down to the lower ground floor, a well thought through boot room/cloakroom with WC.

On the lower ground floor is a cosy sitting room with gas stove (not connected or tested) and a door leading out to the vaults. To the rear of the building is Bedroom 4 which could be used as a study, if required. At the rear is a well-fitted utility room and a door out to an inner courtyard.

Opposite the house is a small single garage and hardstanding with electric charge point, large enough to park an additional car.

#### Outside

The inner courtyard is east facing and a pleasant place to catch the morning sunshine.

There is also a small front courtyard, which leads to two good-sized vaults.

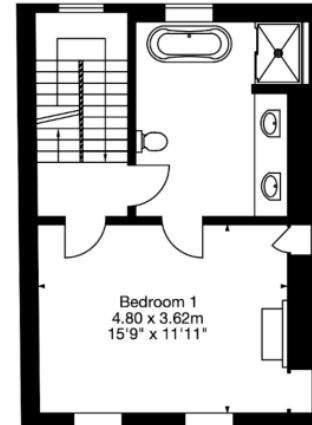
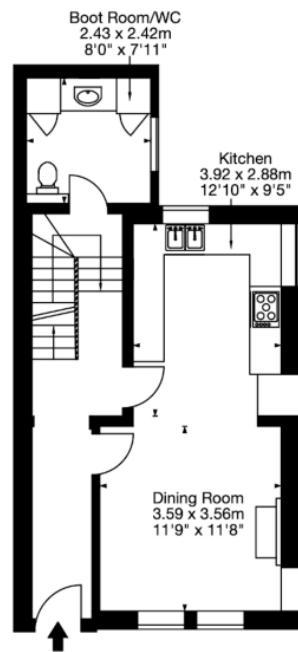
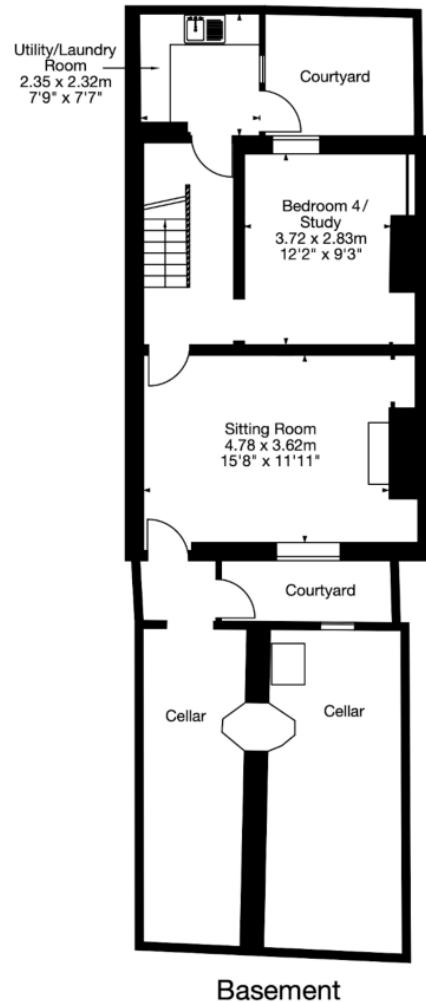
#### General Information

Bath & North East Somerset Council. Council Tax Band F.

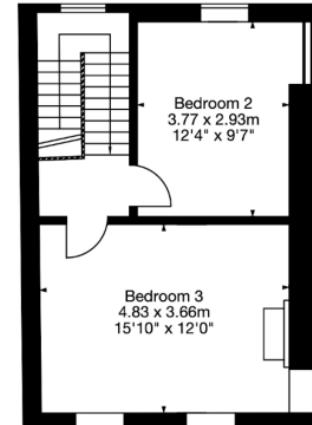
Freehold tenure.

Mains services connected. Electric car charging point.

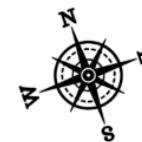




4 Chatham Row  
Bath BA1 5BS  
Approx. Gross Internal Area  
1837 Sq Ft - 170 Sq M



**Second Floor**



**Capture.**

Capture Property Marketing 2020. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.