



Chatham Row, Bath

**COBB  
FARR**

# 11 CHATHAM ROW BATH BA1 5BS

A beautifully appointed and comprehensively refurbished 4 bedroom town house of elegant proportions, located in a quiet no through road, adjacent to the river, in the highly fashionable Walcot area of Bath.

**TENURE: FREEHOLD**

- 4 double bedrooms
- Formal drawing room
- Beautiful kitchen
- 2 Ripples designed bathrooms and cloakroom
- Vaulted storage
- Divorced south facing landscaped garden
- Comprehensively refurbished throughout with high quality contemporary finishes
- Fashionable residential location
- Quiet no through road with a fine leafy aspect and river views
- Level walk to the station and city centre



## SITUATION

Chatham Row is situated conveniently in the highly fashionable Walcot area of Bath, within 5 minutes level walk of the city centre and on top of excellent local amenities which include a number of high-end retail outlets, restaurants, pubs and wine bars. Chatham Row is a quiet traffic free cul de sac, adjacent to the river and enjoys a fine leafy open aspect.

The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, many pre-London shows at The Theatre Royal and Bath's many historic attractions which include the Roman Baths, Pump Rooms and Thermae Spa.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and five star hotel and spa facilities are available at The Gainsborough, The Royal Crescent and The Priory Hotels.

A number of excellent state and independent schools are also within easy reach which include St Stephens Primary School, Bathwick St Mary's Primary School and King Edwards Schools on North Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is approximately 8 miles to the north and Bristol Airport (100 plus destinations) is 18 miles to the west.

## DESCRIPTION

11 Chatham Row is an elegant 4 storey Grade II listed Georgian townhouse of lovely proportions with stylish, beautifully appointed and comprehensively refurbished, flexible accommodation arranged over 4 floors. This impressive property offers a perfect blend of high quality contemporary bespoke finishes which blend beautifully with fine period detail.

On the ground floor the property is entered into a pretty hallway with a striking bespoke contemporary Victorian style mosaic floor. There are 2 generous double bedrooms on this level which have the flexibility for alternative use if required. On the first floor there is a particularly elegant formal drawing room with a central handsome Bath stone surround fireplace and a fitted Chesney wood burning stove with recessed cabinetry to either side. In addition, there is a beautiful Ripples bath and shower room with quality Laufen sanitary ware and under floor heating. The master bedroom suite is on the top floor and comprises an elegant bedroom to the front, enjoying a beautiful aspect, with a range of Neville Johnson fitted wardrobes and cabinets, a quality shower room and a study which could also be used as a dressing room or nursery.

The impressive contemporary kitchen/dining room is at garden level and has high quality fitted German appliances and a large sash window to the front aspect. In addition, there is a cosy snug/bedroom 4 and a guest WC.

Accessed from the kitchen there are multiple large unconverted storage vaults with CAT 5 cabling, that lead to a pretty south facing landscaped garden. There is also a small ornamental rear courtyard accessed from the mezzanine level.

## GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas central heating

Tenure: Freehold

Council Tax Band: F

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# ACCOMMODATION

## GROUND FLOOR

### Hallway

With bespoke Victorian style mosaic tiled flooring, dado rail, radiator, period arch, stairs to first floor and lower ground floor.

### Bedroom 2

With fitted carpet, sash window to front aspect, fitted plantation shutters and radiator under.

### Bedroom 3

With fitted carpet, sash window to rear aspect, fitted plantation shutters and radiator under.

Stairs with Unnatural Flooring Company carpet supplied by Capitol carpets rise to first floor.

## FIRST FLOOR

### Landing

With fitted carpet, dado rail and sash window to rear aspect.

### Drawing Room

Interior designed by Neptune with wood Broadleaf oak flooring, 2 sash windows to front aspect, bespoke Bath stone surround fireplace and hearth, fitted Chesney wood burning stove, 2 arched recessed floating shelves and bespoke cupboards, wall mounted lighting, intricate period cornicing details and 2 ceiling roses.

### Family Bathroom

Designed by Ripples with Laufen fittings, ceramic Mandarin Stone tiled flooring, large fully tiled wet area with wall mounted handheld shower, rain shower over and recessed shelf, oval bath with central controls and hand held shower, concealed cistern WC set into display shelf, wall mounted heated towel rail, oblong basin set into drawer vanity unit, wall mounted Worcester boiler, recessed ceiling spotlights, extractor fan, underfloor heating and sash window to rear aspect.

Stairs with fitted carpet rise to the top floor landing.

## TOP FLOOR

### Landing

With sash window to rear aspect and fitted carpet.

### Master Bedroom

With fitted carpet, 2 sash windows to front aspect, radiator under, a bespoke range of fitted Neville Johnston wardrobes and cabinets, Jim Lawrence wall mounted lighting, central light fitting, TV/sky points and loft access.

### Shower Room

With ceramic tiled flooring and walls, fully tiled and glazed shower unit, rain shower and handheld shower over, recessed shelf, oblong basin set into drawer vanity unit, designed by Ripples and with Laufen fittings, courtesy shelf, wall mounted mirror, concealed cistern WC, recessed shelf over, wall mounted ladder effect heated towel rail, recessed ceiling spotlight, underfloor heating and extractor fan.

### Study/Dressing Room

With fitted carpet, sash window to rear aspect and radiator.

From the ground floor entrance hall, stairs with fitted carpets lead to the garden level.

## GARDEN LEVEL

Part glazed door which leads to small rear ornamental courtyard garden.

### Hallway

With fitted carpet, radiator, dado rail, door to guest WC.

### Guest WC

Designed by Ripples, with Bath stone exposed wall, part ceramic tiled walls and flooring, ladder effect towel rail, circular basin from Laufen, concealed cistern WC with display shelf over, extractor fan and wall mounted lighting.

### Snug/Bedroom4

With oak Boniti flooring, Jim Lawrence wall mounted lighting, sash window to rear aspect with radiator under, underfloor heating and TV/sky points.

### Kitchen

With Mandarin Stone wooden effect ceramic tiled flooring, a comprehensive range of contemporary floor and wall mounted units, cupboards and drawers, AEG fitted appliances which include electric oven, microwave, 4 ring induction hob with Elica extractor over, larder fridge, dishwasher and washer/dryer. Corian worksurfaces and upstand, 1½ stainless steel inset sink and stainless-steel swan neck mixer tap and shower attachment, wall mounted glazed front crockery cabinet, recessed ceiling spotlights, wall mounted flat screen TV with Sky point large sash window with glazing bars to front aspect.

Part glazed door through to the storage vault which leads to the divorced garden.

## EXTERNALLY

Steps lead down to multiple large storage vaults with flag stone flooring, external tap, exposed brickwork and CAT 5 cabling.

From the vaults there is gated access onto a pretty landscaped garden enjoying a fine leafy aspect and lovely river views.

# FLOOR PLAN

## 11 Chatham Row, Bath BA1 5BS

Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft

Vaults and Front Courtyard = 88.7 sq m / 954 sq ft

Total = 245.8 sq m / 2645 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | [www.roomcpm.com](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2024





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