

Calton Gardens, Widcombe



Strattons
+ Partners





Location

Calton Gardens is a wonderful, wide avenue (a 'no through road') with ample parking on one side and woodland on the other. The houses are set back slightly and there is a real sense of community on the street. Drop down the hill into Widcombe (a few minutes' walk) and you'll find a mix of independent shops, friendly cafes and two pubs serving excellent food. The mainline train station is five minutes' walk away via the pedestrian bridge over the River Avon. The nearby Kennett & Avon canal is wonderful for a run or cycle and you can't beat a walk up Jacob's Ladder, perhaps with canine friends, for more splendid views of the city from Alexandra Park. Widcombe School has received Outstanding Ofsted reports and Beechen Cliff is 0.6 miles on foot and Hayesfield 0.9 miles. Mainline trains will have you in Paddington, London, in an hour and 20 minutes. The Widcombe Association organises events throughout the year.

Key Features

- Stunning architect-remodelled home
- Extraordinarily light space
- Exquisite views across Bath
- Underfloor heating, soundproofing, ambient lighting
- Ample free parking
- Perfect for train station, 0.3 miles away
- Three floors
- Three bedrooms
- Bathroom and Shower Room
- TV Room
- Storage throughout
- 1,670 sq. ft.
- M4 junction 18 12 miles away
- Leasehold, residue of 999 years



Calton Gardens Widcombe

A major renovation and modernisation of the entire property was carried out by the current owner and completed in 2020. This included an extensive and transformative remodelling of the top floor to create something truly exceptional and totally unique for Bath. Arranged over three floors, the property offers excellent insulation, soundproofing, and ambient concealed lighting throughout. Stylish, modern, and thoughtfully finished, this home is sure to prove popular.

The front overlooks the woodland where deer are often seen. Parking for the homeowner and visitors is available opposite the house on this 'no through road'. Parking is easy with the additional benefit of

Residents' Parking. An attractive mid-century frontage welcomes you in. The ground floor has a roomy shower ideally positioned for the two double bedrooms located to the rear, both with in-built storage. There is a snug/Media room which is perfect for downtime and for use as an extra bedroom if needed. There is storage to the front where the boiler is located for the underfloor heating system.

Heading downstairs, a roomy hallway has utility space under the stairs and opens onto a peaceful main bedroom overlooking the city garden and benefitting from a bank of wardrobes. A sliding door opens to a large ensuite bathroom with polished white stone bath and double sink. Sliding doors from the

master bedroom lead to the enclosed and private rear garden, filled with David Austin roses, Indian sandstone terrace and a peaceful water feature.

The glass balustrade stairways lead up to the main living space. This space is exceptional whether you are relaxing quietly, spending time as a family or entertaining friends. Double height windows with sliding doors on both levels give unrivalled views of Bath and the surrounding hills that can only be described as remarkable. A floating staircase leads to the upper level which is ideal for working and dining. Later in the day the sun shines on Bath's golden ashlar stone and at night the illuminated landmarks of the city provide a spectacular backdrop for your evening.

The tucked-away kitchen is thoughtfully designed, offering ample storage while allowing the chef of the family to entertain with ease. A striking DRU gas fire seamlessly connects the dining and sitting areas, where there is plenty of space for large sofas set before three expansive sliding windows overlooking the city. Oak flooring runs throughout, while roof lights flood the space with natural light. Exceptionally versatile and undeniably impressive, this open-plan area is one you'll find yourself drawn back to time and time again. area is one you'll find yourself drawn back to time and time again.











Hall

21'0" (6.4m) x 4'3" (1.3m) Main door with double glazed opaque window. Engineered oak flooring. Underfloor heating. Recess lights. Staircase with glass balustrades. Concealed storage.

Shower Room

Window to front. Tiled shower cubicle with shelf. Tiled floor with underfloor heating. LLWC. Hand basin. LED mirror. Recess lights.

Store Room

9'5" (2.87m) x 6'1" (1.85m) Wall mounted boiler. Tiled floor. Bike and cloak storage.

Snug/TV Room

11'0" (3.35m) x 9'9" (2.97m) Concealed lighting. Oak engineered flooring. Storage cupboard housing services. Recess lights.

Bedroom Two

11'9" (3.58m) x 9'9" (2.97m) Double glazed window to rear. Concealed LED ceiling light. Built in Wardrobes. Engineered oak floor with underfloor heating.

Bedroom Three

9'11" (3.02m) x 8'9" (2.67m) Double glazed window to rear. Recess lights. Built in Wardrobes. Oak engineered floor. Underfloor heating.

Garden Floor Hallway

8'7" (2.62m) x 7'3" (2.21m) Tiled floor. Underfloor heating. Cupboards under stairs with plumbing for washing machine and space for tumble dryer. Recess lights. Bookcase.

Bedroom One

17'8" (5.38m) x 9'3" (2.82m) Double glazed sliding doors to garden. Bank of built in wardrobes. Tiled floor with underfloor heating. Recess lights. Door to bathroom.

Ensuite Bathroom

11'8" (3.56m) x 8'3" (2.51m) Polished white stone suite. Double glazed window to rear. Free standing bath with shower over. Japanese WC. Double sink unit with storage under. Tiled floor with underfloor heating. Built in storage and linen storage. Built in book case. Heated towel rail. Mirrored cabinet units.

Open Plan First Floor

29'0" (8.84m) x 18'11" (5.77m) Kitchen: Roof light. Double glazed casement window to front. Range of base and wall units. Additional high storage units with ladder. Femix worktops with sink unit. Integrated dishwasher. Integrated fridge freezer. Integrated oven, microwave and warming drawer. Induction hob. Recess lights. Opens to dining space. Engineered oak floor and underfloor heating throughout.

Dining space: Tilt and turn double glazed casement window to front. DRU remote controlled gas fire with storage over.

Living area: Three fully adjustable sliding windows with glass balustrade and space for dwarf bamboo. Recess cupboards and storage. Recess lights. In built bookcase.

Stairs to ground floor.

Mezzanine Over First Floor

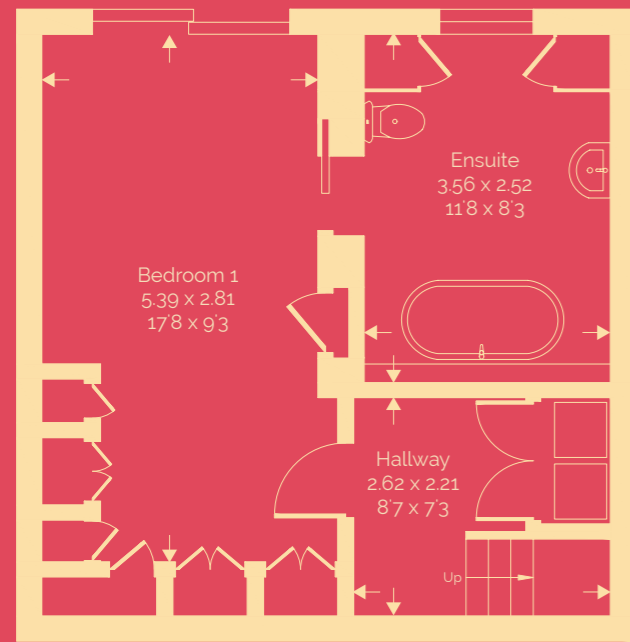
18'11" (5.77m) x 8'4" (2.54m) Floating stairs to mezzanine with glass balustrade overlooking living area. Solar treated roof light windows. Sliding double glazed windows overlooking city with additional glass balustrade. Engineered oak floor. Floor mounted electric points. Spotlights. Bookshelves.

Garden

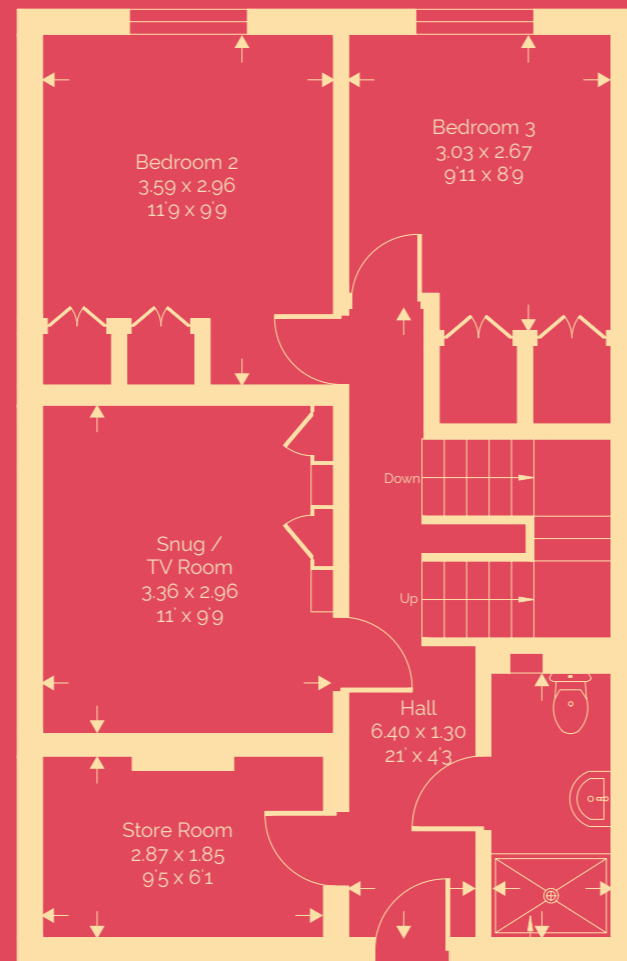
Indian sandstone terrace. Enclosed by fences foliage and roses. Olive trees. Outdoor lighting system.

Ornamental Pond and water feature.



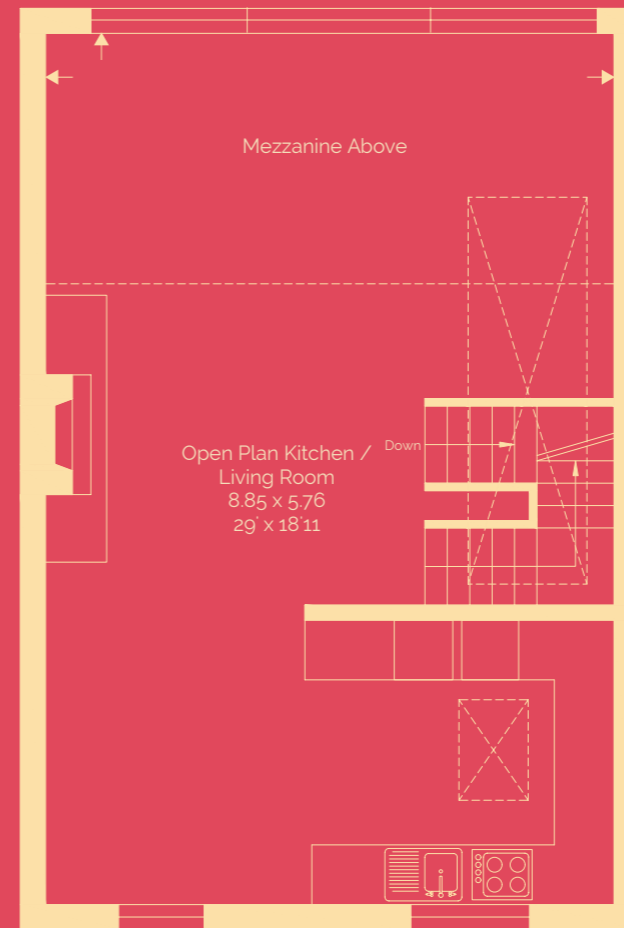


Garden Floor

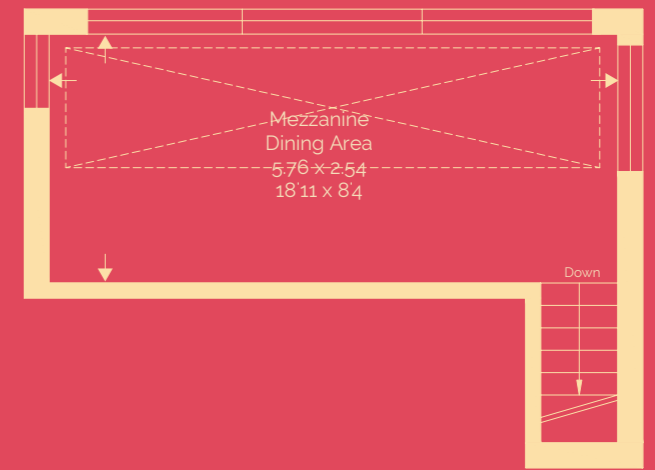


Ground Floor

IN

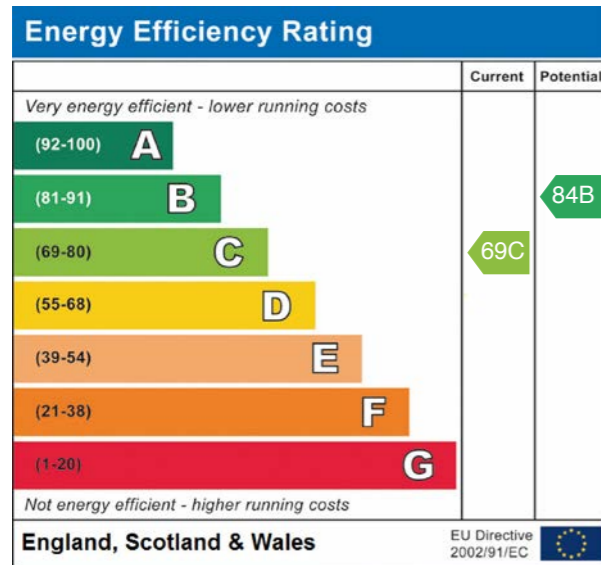


First Floor



Approx. Gross Internal Floor Area
1670 sq. ft 155 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan obtained here measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code on Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan. Produced by Strattons and Partners.



View

Contact the agency by email or phone to register your details and arrange an appointment. If this property is not for you, we would like to stay in contact to help find a suitable alternative.

Negotiation

Must be conducted through the agency.

Offer

You will be required to produce ID and Proof of Address for all buyers and beneficial owners. You will also be required to provide details of funding.



Strattons and Partners, for themselves and the owners, give notice that the particulars are produced in good faith as a general guide. They should not be as a statement of fact or contract. All measurements and distances are approximate. No equipment, fittings or fixtures have been tested.

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- Removal Company

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