



OXFORD ROW

Winkworth





6 Oxford Row, Bath BA1 2QN

A Superb fully renovated Grade II Listed Georgian Townhouse in central Bath.

Entrance Hall | Kitchen/Dining room | 3 Double Bedrooms | Shower room | cloakroom | Bathroom | Drawing room | TV room | Balcony | Patio

Bath Spa Station 1.3 miles (Bristol 15 mins, London Paddington 75-90 mins)

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DESCRIPTION

Number 6 Oxford Row is a delightful medium sized Georgian townhouse with accommodation arranged over four storeys. The house has been extensively refurbished to a very high standard by the current owners with the assistance of renowned local builders and interior designers "Flying Pig Renovation company."

On entering Number 6 the quality of the refurbishment is immediately evident with a stunning entrance hall which leads through to the main staircase which leads to all floors. The pristine kitchen on the lower ground floor has been newly fitted with built-in appliances and a breakfast bar/peninsula, which gives separation from the dining room. The dining room is of ample size hosting a large dining suite and also has access to the front vault and external stairs up to street level. Also on the lower ground floor we find a newly fitted and barely used shower room with w.c. and wash hand basin. A corridor then leads through to a TV room which has been fashioned from the vault and makes an excellent snug space to watch television with great acoustics.

A glazed door on the half landing leads to a West facing balcony Patio area, a delightful spot for a drink as the sun goes down or even breakfast.

On the ground floor there is Bedroom 1 with an ornamental fireplace and a built-in wardrobe.

On the first floor is a large spacious Drawing room with high ceiling, recessed TV mounting area and built-in storage cupboards/drawers, three large sash windows overlooking the front and an ornamental fireplace. There is a guest cloakroom on the mezzanine floor.

On the top floor are the other two double bedrooms with unusually generous ceiling heights and original Georgian fireplaces. A newly fitted bath and shower room serves these two bedrooms.

LOCATION

Occupying a magnificent position within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from Assembly Rooms, The Circus, and Royal Crescent. The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approx. 200 metres down the hill.





DIRECTIONS

From Milsom Street in the city centre go straight to the top. Turn right at the top and then left again at the end onto Lansdown road. Continue up past Alfred street and the property will be found at the top of the next terrace on the corner with Bennett Street.

TENURE

Leasehold

SERVICE CHARGE

£200 pa

LEASE LENGTH

c.225 years from 1985

SERVICES

All mains services are connected

LOCAL AUTHORITY

Bath & North East Somerset Council
Tel: 01225 477000 or www.bathnes.gov.uk

VIEWING

Strictly by appointment with Winkworth Bath

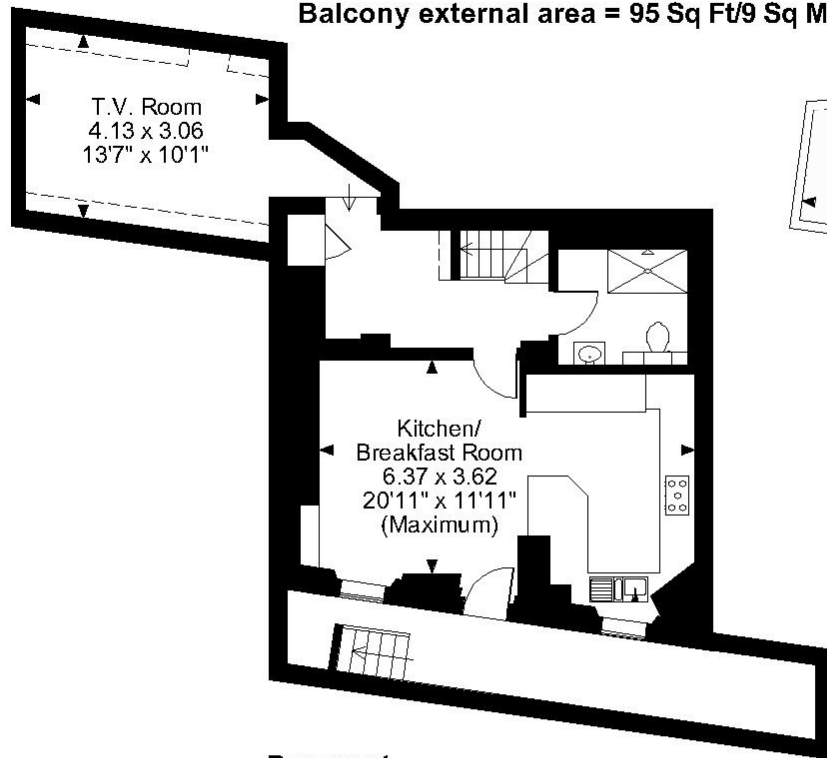
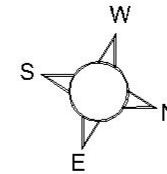
FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the made to measure rugs, curtains and light fittings are specifically included in the sale. Sold As Is.

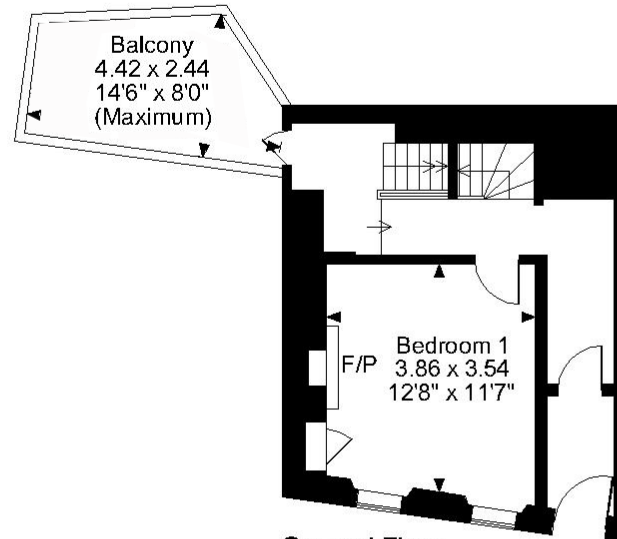




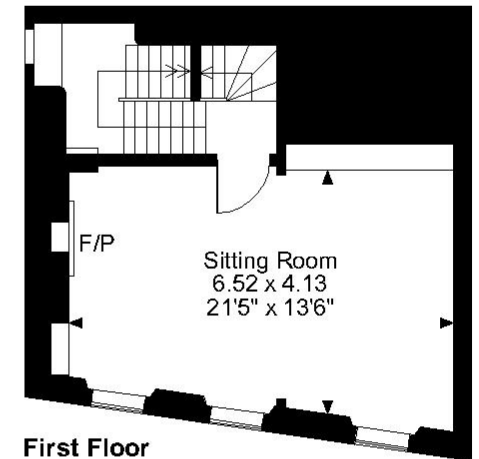
Oxford Row, Bath, Somerset
Approximate Gross Internal Area
Main House = 1710 Sq Ft/159 Sq M
Loft Area = 121 Sq Ft/11 Sq M
Balcony external area = 95 Sq Ft/9 Sq M



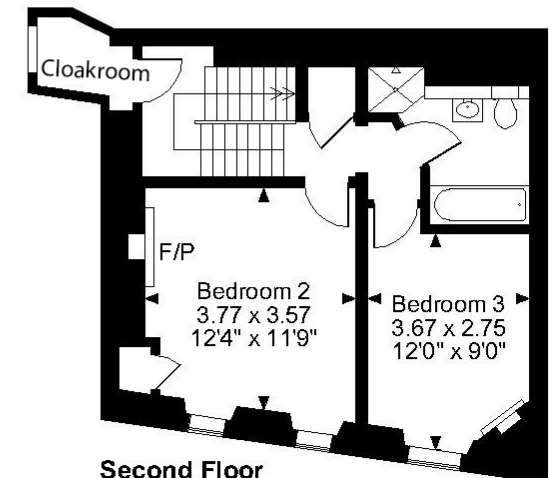
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Winkworth Estate Agents Bath
13 Angyle Street
Bath
BA2 4BQ

01225 829000 | bath@winkworth.co.uk