

16 Gordon Road

Widcombe

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WORLD

16 Gordon Road

Widcombe

Bath

BA2 4NH

An exquisite 4 bedroom semi detached bay fronted family home, with a pretty, secluded well stocked garden. Located in a quiet cul de sac in Bath's highly fashionable Widcombe area, within 5 minutes' walk of Bath Spa Railway Station, excellent schools and the city centre.

- 4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Beautiful Kitchen, utility area & dining room
- Large cellars and overflow Butler's kitchen
- Pretty secluded gardens
- Highly sought after residential address







Situation

Widcombe is a highly prized residential location, positioned in Bath's sought after southern quarter, significantly within 5 minutes' walk of Bath Spa Railway station and within easy reach of Bath city centre.

Gordon Road, a quiet cul de sac just off Prior Park Road is within close proximity of Widcombe Parade, a fashionable village location offering a wealth of excellent local amenities. These include a doctors and dental practice, pharmacy, convenience store, popular cafes and public houses. There are also several pretty churches, community centres and an Outstanding Offsted primary school along with a hugely popular destination Gastro Pub which is due to re-open after new ownership in the spring of 2027.

The UNESCO World Heritage City of Bath is on the doorstep 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 includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermae Spa and Pump Rooms.

World-class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.













Description

16 Gordon Road is an exquisite 4 bedroom family home, presented in immaculate decorative order throughout with quality finishes and offering generously proportioned, flexible family accommodation arranged over 4 floors.

The property is entered into a welcoming formal hallway with attractive part glazed double doors and quality natural stone flooring. Stairs rise to the first floor and there are doors to both the front and rear reception rooms and cellars.

To the front with a charming sunny aspect there is a generous bay fronted formal drawing room with a beautiful period fireplace, intricate period cornicing detail and bespoke built in joinery, along with a concealed media unit.

To the rear there is a large family room/snug, also with a handsome period fireplace, with original alcove cupboards and glazed shelved units to either side, period cornicing detail and a concealed corner TV unit.

An impressive Amdega kitchen and dining orangery leads from the family room and has attractive natural stone flooring with under floor heating and wall to wall glazed doors that lead onto the gardens. The well-appointed kitchen has a comprehensive range of built in units and drawers with quality integrated German appliances, granite work surfaces, Quooker and filter tap and a moveable island. In addition, there is a generous utility room, which also enjoys access to the garden and has built in Miele washing machine and tumble dryer along with plenty of further built in storage. A luxury shower room and guest cloak room conveniently leads from the utility space.

The first-floor accommodation comprises a beautiful bay fronted master bedroom with built in wardrobes to the front, a further charming double bedroom to the rear also with built in wardrobes, along with a pretty guest bedroom and en-suite bathroom with a feature claw foot bath. In addition, there is a smart, well-appointed family shower room with a large double size fully glazed and tiled wet area.

The loft space has been sympathetically converted to provide a further generous double bedroom with plenty of eave storage.

Leading from the hallway a door leads to the lower ground floor where there is a spacious ‘over flow’ Butlers kitchen which offers plenty of additional storage and houses the water softener. This leads through to a large ‘den’ which is currently a blank canvas but could make an ideal games or media room. There is a further generous coal cellar which could also be converted to provide further accommodation.

Externally there is a pretty ornamental garden to the front. To the rear conveniently accessed from the Orangery there is a beautiful secluded private garden with a paved sun terrace which spans the width of the property. This leads to a charming ornamental circular lawn with well stocked borders and steps that rise to a ‘Secret’ walled garden and folly with a wonderful aspect overlooking the spire of St Matthew’s Church.

There is also on street permit parking for 2 cars in Zone 3.



Accommodation

Ground Floor

Entrance Lobby
With natural stone flooring, intricate period cornicing detail and part glazed doors into formal entrance hall.

Formal Entrance Hall
With natural stone flooring, stairs which rise to first floor, door to cellar, period style radiator, wall mounted lighting, central ceiling lighting and door through to drawing room and snug

Drawing Room
With fitted carpet, double glazed bay sash window to front aspect, 2 radiators, picture rail, intricate period cornicing, central ceiling rose, period gas fireplace with marble surround, recessed cupboard to left and concealed media cupboard to right.

Family Room/Snug
With fitted carpet, period fireplace with marble hearth, 2 original recessed cupboards with glazed shelving to either side, period coving, recessed shelved corner unit with media cupboard, period style radiator, sash window to orangery and walkway through to the orangery.

Orangery
With natural stone flooring, underfloor heating, Amdega solid wood and glass ceiling light, glazed doors to garden.

Kitchen
With a comprehensive range of hand painted Shaker style floor units with Travertine work surface and upstand, double inset stainless-steel sink with swan neck mixer tap, waste disposal unit, swan neck filter tap and Quooker tap. Recessed built-in shelving, integrated appliances to include pull out fridge, 5 ring Siemens halogen hob, Bosch dishwasher, AEG double oven and steam oven, Panasonic microwave set into breakfast bar with natural wood surface, wall mounted mirror, recessed ceiling spotlights and extractor fan.

Utility Area
With a comprehensive range of Shaker style floor and wall mounted units, natural wood work surfaces and upstand, inset Belfast sink, swan mixer tap, wall mounted Worcester combination boiler, stacked Miele washing machine and tumbler dryer, integrated freezer, large floor to ceiling storage cupboard with pull out drawer unit, glazed door to garden and door through to shower room.

Shower Room
With natural stone flooring, concealed cistern WC, circular basin set into wooden plinth, wall mounted mirror, recessed ceiling spotlights, extractor fan, fullly tiled and glazed corner shower unit, ceiling Velux window, extractor fan and wall mounted ladder effect heated towel rail.

First Floor

Landing
With fitted carpet.

Bedroom 1
With fitted carpet, period style fireplace and surround, marble hearth, recessed bespoke wardrobes to either side, 3 sash double glazed windows to front aspect, period style radiator, dado rail, period coving and loft access.

Bedroom 2
With fitted carpet, sash window to rear aspect, 2 radiators, 2 bespoke fitted wardrobes, period coving and central ceiling rose.

Guest Bedroom 3
With fitted carpet, period fireplace with Bath stone surround, shelf over, sash window to rear aspect, radiator, period style coving, central ceiling rose and door through to en-suite bathroom.

Steps lead to down:

En-Suite Bathroom
With solid wood flooring, period fireplace with Bath stone surround, feature claw foot bath, telephone style tap and shower attachment, oval basin with marble surround set into cupboard vanity unit, marble splashback, mirror over, WC, recessed ceiling spotlights, radiator, sash window with concealed glass to rear aspect.

Family Shower Room
With ceramic tiled flooring, concealed cistern WC, composite granite display shelf over, wall mounted heated mirror, basin set into vanity unit with composite granite plinth, courtesy mirror over, wall mounted lighting, fully tiled and glazed double sized shower unit with handheld and rain shower over, recessed courtesy shelf, ladder effect heated towel rail, underfloor heating, stained glass sash window to front aspect and recessed ceiling spotlights.

Top Floor

Landing
With Velux window and book shelving.

Bedroom 4
With fitted carpet, Dormer double glazed window to front aspect, a comprehensive range of fitted eaves storage cupboards and recessed ceiling spotlights.

Lower Ground Floor

Butler's Kitchen
With a comprehensive range of floor mounted units with inset double stainless-steel sink, swan neck mixer tap, built-in water softener, wall mounted gas metre, built in storage, recessed ceiling spotlights and door through to a large room which could be a games room and further door which leads to the former coal cellar.

Games Room
With recessed ceiling spotlights and ventilation.

Externally

Accessed from the conservatory there are steps which lead down to a beautiful, paved terrace which spans the width of the property to the rear. This leads to a charming circular ornamental lawn with mature, well stocked borders. Steps rise to a 'secret' walled garden and folly with a magnificent Eucalyptus tree, a pretty timber framed garden house and a wonderful aspect overlooking neighbouring St Matthew's Church spire.



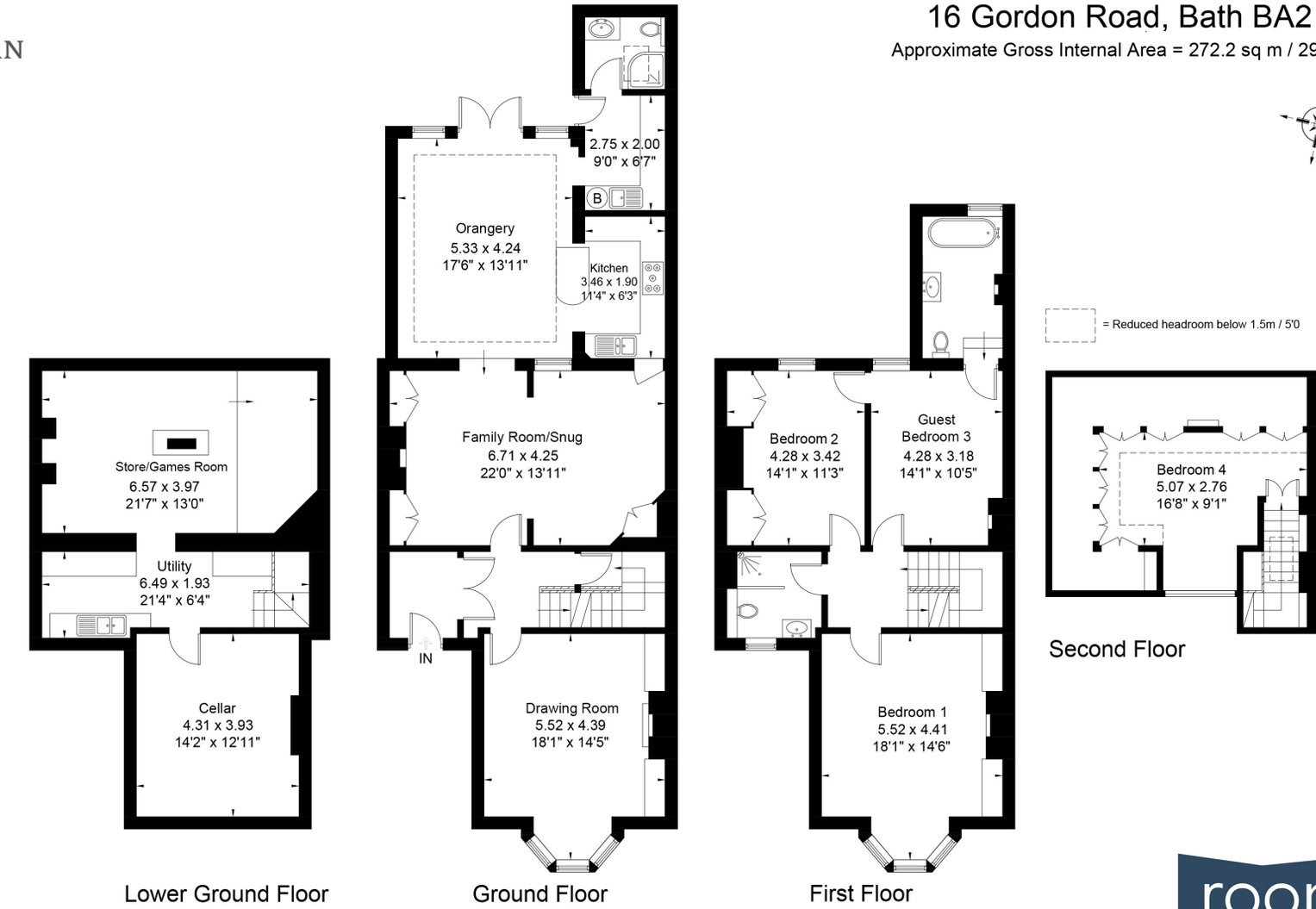




Floor Plan

16 Gordon Road, Bath BA2 4NH

Approximate Gross Internal Area = 272.2 sq m / 2930 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.
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General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: E

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