



**CELTIC FIELDS COTTAGE**  
Claverton Down, Bath

Carter Jonas



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## CELTIC FIELDS COTTAGE, CLAVERTON DOWN ROAD, CLAVERTON DOWN, BATH, SOMERSET, BA2 7AP

Entrance hall • Living room • Dining room • Kitchen/  
Breakfast room • Utility and shower • Cloak room/W.C •  
Three bedrooms • Family bathroom • WC Front and rear  
gardens • Garaging and car port • Outside store  
EPC rating D

### DESCRIPTION

A substantial and well positioned detached three-bedroom family home sitting nicely in its own plot. The property is in the ever-popular area of Claverton Down in Bath, close to excellent schools both private and state, the University of Bath and all its excellent facilities as well as the countryside that surrounds the city. The property is finished immaculately with large windows and a feeling of space and light throughout. The dual aspect sitting room and dining room are open plan to each other with French doors to separate. The sitting room has a built-in office area and an open Jetmaster fireplace as a focal point. The dining room has sliding patio doors to a generous sized conservatory. The modern fitted kitchen/breakfast room and the dining room sit adjacent to each other, and the kitchen has a rear door access to the utility room with shower, cloakroom and garden. Upstairs are three bedrooms and a modern family bathroom with separate shower, there is also a separate WC. The principal bedroom is of a generous size and looks out to the front of the property. There is also a handy airing cupboard on the landing. All three bedrooms have built in wardrobes and storage.

The pretty gardens to front and back have a sunny aspect and are mainly laid to lawn and bordered with mature hedging and fencing. The driveway to the side leads to large double and single garages and a car-port with power and lighting.

**AN EXCELLENT DETACHED FAMILY HOME IN CLAVERTON DOWN, BATH  
PRESENTED IN OUTSTANDING CONDITION AND INCLUDES DRIVEWAY  
PARKING AND GARAGE**





## LOCATION

Claverton Down is one of Bath's most popular locations and the house is within a short distance to well respected schools such as Prior Park College, Monkton Combe and Ralph Allen. The University of Bath is close by and offers world class swimming and sporting activities. Good transport links provide access to the City and countrywide, with the Bath skyline walk a short distance from the house. Bath is a UNESCO world heritage city, famous for its Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West. Educational facilities in Bath are highly regarded with Bath University voted one of the best in the country. Excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Monkton School, Beechen Cliff and Hayesfield School for girls.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** All mains services are connected.

**Council Tax:** Band E.

**Viewings:** Strictly by appointment with Carter Jonas.





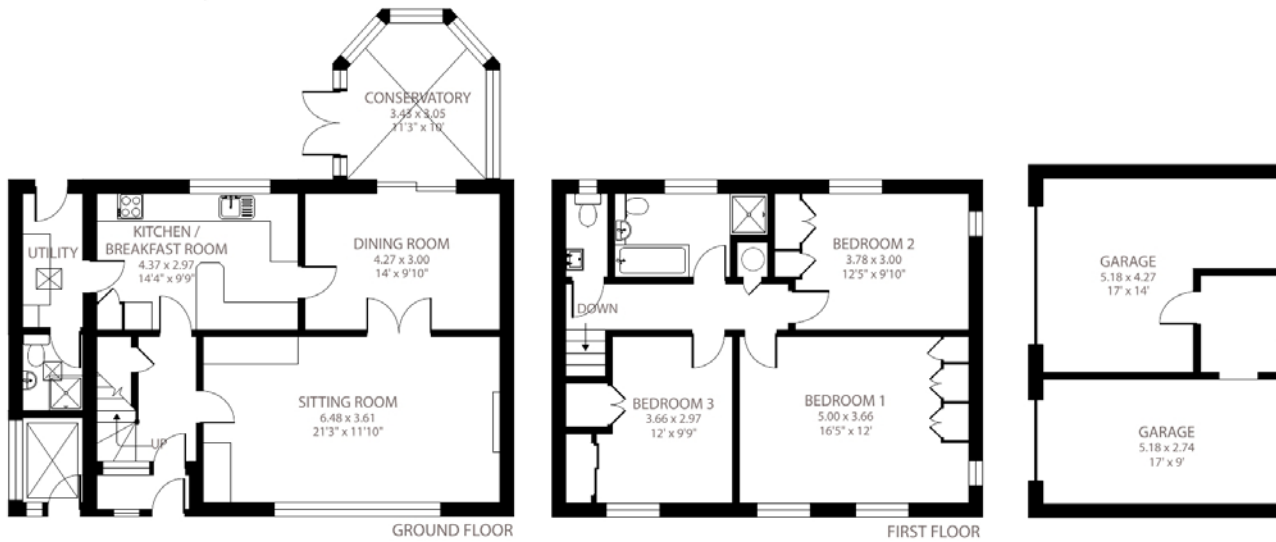
## Celtic Fields Cottage, Claverton Down Road, Claverton Down, Bath, BA2

Approximate Area = 1531 sq ft / 142.2 sq m

Garages = 399 sq ft / 37.1 sq m

Total = 1930 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Carter Jonas. REF: 924411



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