



Country house with panoramic rural views

Upper Shockerwick, Bath

Freehold





Entrance hall • sitting room • family room • dining/
garden room • kitchen • lobby • study • games room/
workshop • utility room • shower room • 4 bedrooms
• en suite shower room • family shower room • lawned
gardens • terrace • large workshop • parking

Shockerwick Cottage is a fine example of a 17th century Grade II listed detached period home situated in a quiet rural hamlet, benefitting from breath-taking country views. The house is built in attractive honey colour rubble stone, dressed with ashlar stone quoins and stone mullion windows, all beneath a stone tiled roof.

The property offers 2,676 sq ft of beautifully-appointed accommodation arranged over three floors. The welcoming entrance hall with vaulted ceiling leads to a spacious sitting room, complete with open fireplace with inset wood burner and exposed beams. This in turn opens into the dining/garden room with French doors out to the terrace. The contemporary style kitchen features a central breakfast bar and some integrated appliances. Additionally there is a family room, which offers a quiet space to relax, as well as a study, lobby, downstairs shower room and access to the games room/workshop and the utility room.

To the first floor are the bedrooms and a family shower room. To the second floor is an en suite bedroom

complete with dressing room area and shower room.

The property benefits from a number of period features, attractive wooden latch doors, and superb lantern sky lights adding brightness and views where needed. Most rooms enjoy a rural country outlook and the whole house is beautifully kept and stylishly appointed.

Outside

The gardens are arranged predominantly to the rear of the property, where there are the most breath-taking panoramic views across the Bybrook Valley. To the side of the house is a gravel driveway, parking for two vehicles and access to a large timber storage shed/workshop. An ornate gateway leads into the garden, which is laid predominantly to lawn. There is a pennant stone paved terrace leading off the back of the house, which is ideal for al fresco dining or simply enjoying a drink and taking in the amazing view. There are well-stocked flower beds bursting with colour. There is an established hedge to one side, which offers a large degree of privacy further enhancing this very special location. There is an outside tap and external lighting.



Situation

This beautiful Grade II listed period home lies in Upper Shockerwick, a pretty rural hamlet situated to the north east of Bath with spectacular views over surrounding farmland and the Bybrook Valley. Local amenities are available in Batheaston, including a primary and pre-school, churches, post office, pubs, general stores and a medical centre and dental practice.

Additional nearby villages include Colerne, Box and Corsham with a wider range of amenities available in Bath and Chippenham, both of which also have rail links to London Paddington.

Bath is within approximately 4.7 miles and is a World Heritage Site famed for its Georgian architecture and Roman heritage along with excellent schools in both the state and private sectors, along with 2 universities.

Additional nearby schools include Stonar, St Mary's Calne and Westonbirt. Junction 17 of the M4 is approximately 13 miles north east.

Directions

From Bath take the A4 London Road towards Batheaston. At the Batheaston roundabout take the 3rd exit to Box and Chippenham and continue along the A4 Box Road. Take the left turn to Shockerwick (sign posted Shockerwick House), then first right. Continue along this road pass Shockerwick House and on up the lane. At the next junction turn left and the house can be found on your left.

Tenure

Freehold

Services

Mains water and electricity.
Private drainage and oil-fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

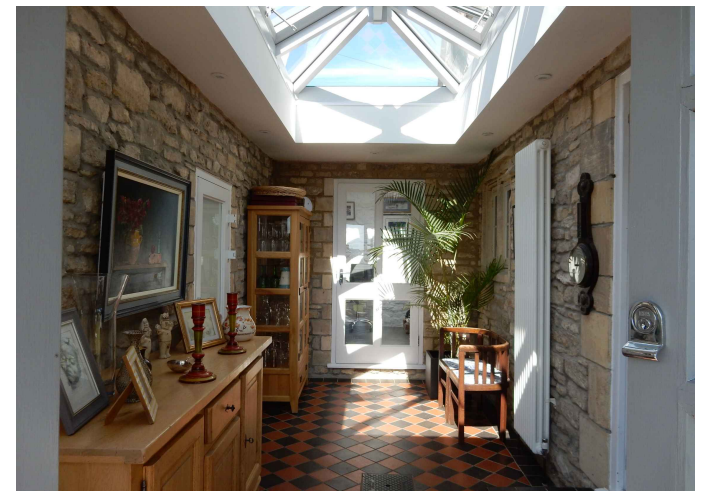
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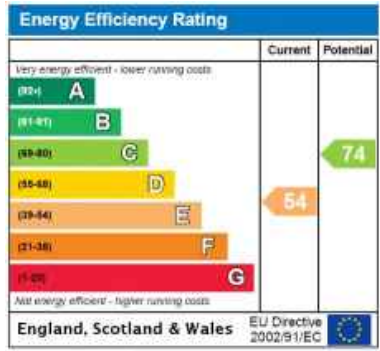
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Viewings

Strictly by appointment with Savills.







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