



Detached country home in an idyllic location

Combe Hay, Bath

Freehold





Entrance hall • Drawing room • Kitchen/dining room • Garden room • Study • Utility • 2 cloakrooms • Principal Bedroom with en Suite • 4 further bedrooms • Bathroom • Shower room • Double Garage • Store • Gardens

Description

Bridge Farm lies approximately 0.5 miles outside of the village of Combe Hay. Originally a lock keeper's cottage, Bridge Farm has been substantially extended and enhanced over time to form an impressive family home with approximately 2,571 sq ft of accommodation, arranged over two floors. The property benefits from a rural setting, private enclosed gardens and spacious garaging as well as an option on a neighbouring paddock.

On the ground floor from the generous entrance hall is a spacious drawing room featuring an attractive fireplace with inset Jetmaster fire. There is large open plan kitchen/dining room with island unit and granite worktops, which provides a great modern family living space that is perfect for entertaining.

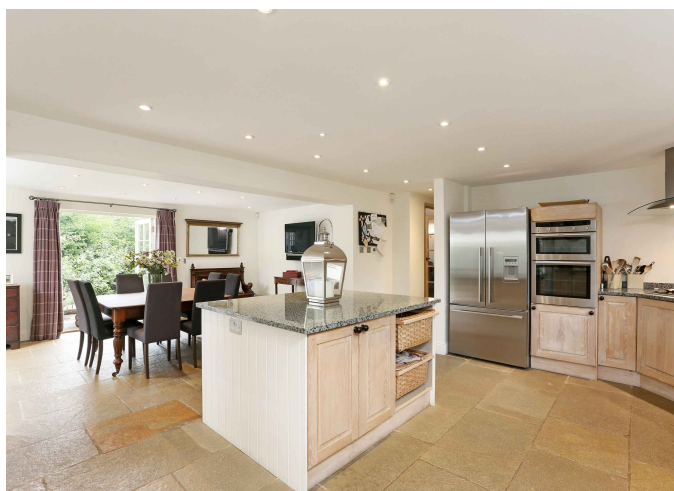
Additionally, there is a practical utility room, two cloakrooms and a garden room/snug that has French doors that lead to the gardens.

On the first floor is the master bedroom with en suite shower room and views across the gardens, guest bedroom with an adjoining shower room, two further double bedrooms, dressing room or fifth bedroom with a fine range of fitted wardrobes and the family bathroom.

Outside

The property is approached through solid wood electric gates on to a block paved driveway where there is ample parking for several cars in addition to the double garage with store room. The gardens that surround the house are of particular note with large lawns, bordered by a range of mature hedging, deciduous plants and trees. To the side of the house is a charming pergola with wisteria clad trellis.

Agents Note: There is a paddock of approximately 2.3 acres to one side of the property, with independent access and a number of sheds/outbuildings available via separate negotiation if of interest.



Situation

The highly desirable village of Combe Hay lies approximately 3 miles to the south of Bath and is situated in the Cotswolds Area of Outstanding Natural Beauty.

Combe Hay has interesting historical connections and was listed in The Domesday Book as Crumb. There is a church with a 15th century tower and Combe Hay Manor is a prominent building within the village. Modern day attractions of Combe Hay include the popular gastro pub, The Wheatsheaf, along with direct access to some wonderful walks in surrounding countryside and along the disused railway lines and canals. Further amenities can be found in the neighbouring village of Wellow, which include a local village shop and primary school.

The Georgian City of Bath provides a comprehensive range of facilities including cultural, leisure and business amenities. There are well-regarded schools nearby in both the state and private sector, including St Gregory's, Monkton Combe School and Prior Park College.

There is a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is some 14 miles north.

General Remarks and Stipulations

Services

Mains electricity and water.
Oil fired central heating.
Private drainage .
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.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

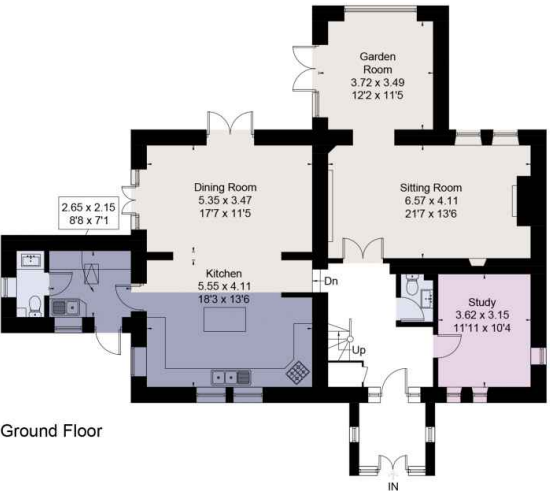
Viewing

Strictly by appointment with Savills.

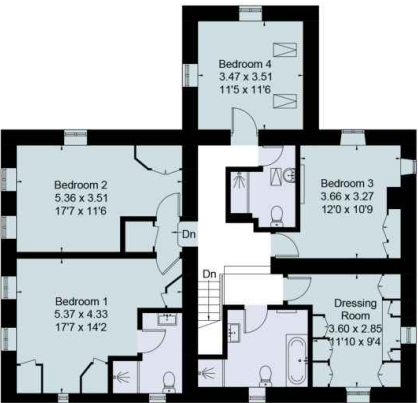




Approximate Area = 238.9 sq m / 2571 sq ft
Garage = 28.9 sq m / 311 sq ft
Total = 267.8 sq m / 2882 sq ft
For identification only. Not to scale.
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Ground Floor



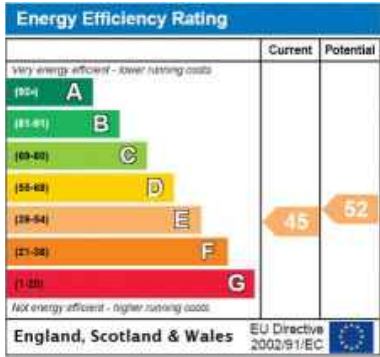
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 260730

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