

Southcot House

CHAPMANSLADE • WILTSHIRE • BA13 4AU







SOUTHCOT HOUSE

CHAPMANSLADE, WESTBURY,
WILTSHIRE, BA13 4AU

A detached village house

Accommodation

Entrance Hall, WC, Store, Reception Hall/Dining Room, Study,
Kitchen/Breakfast Room, Garden Room, Utility Room, Wet Room
Master Bedroom Suite with Dressing Area and Adjacent Bathroom,
Guest Bedroom with en suite
Three further Double Bedrooms, Family Bathroom

Outside

Triple Garage with studio flat above, Stone Barn/Outbuilding, Summer House
Driveway Parking
Gardens approaching 1/2 acre
EPC RATING = D



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Your attention is drawn to the Important Notice on the last page of the text





DESCRIPTION

Southcot House is a detached village house, situated on a no through lane in the heart of Chapmanslade. The property dates back to the 1870's and is constructed of red brick elevations under a tiled roof. It has been extended in the 1970's and again in 2005 to provide excellent accommodation arranged over two floors. Southcot House has well proportioned rooms and is presented in good decorative order.

Upon entering there is a hall (with underfloor heating), off which is a WC and store room. There is an inner reception hall with dining room to the rear with a JetMaster fire with exposed brick chimney breast. There is a beautiful large triple aspect drawing room with JetMaster fire with marble surround and glass sliding doors

leading to the garden. There is a third smaller reception room with a marble Victorian open fireplace flanked by bespoke display units.

To the rear of the property is a kitchen/breakfast room which looks out over the garden. It is fitted with a range of matching units and integrated appliances, granite work surfaces and an AGA. There is a generous breakfast area with bi-fold doors to an extended kitchen area of a garden/sitting room (with underfloor heating). It has lovely views and gives out on to the garden. A utility room, wet room, larder and a small office complete the ground floor.

An easy rise staircase leads to the first floor. There is a generous master suite with part vaulted ceiling, dressing area and adjacent bathroom. There is a guest room with en suite, three further double bedrooms and a family bathroom with shower.





SOUTHCOT HOUSE

Approximate Gross Internal Area:

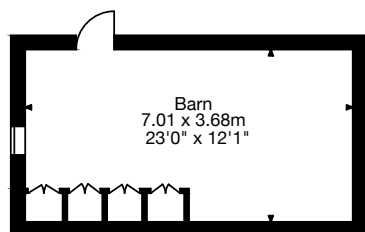
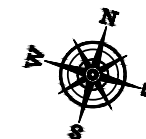
Main House: 3647 sq ft - 338 sq m

Garage: 830 sq ft - 77 sq m

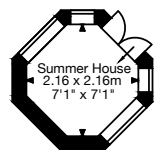
Summer House: 45 sq ft - 4 sq m

Barn: 277 sq ft - 25 sq m

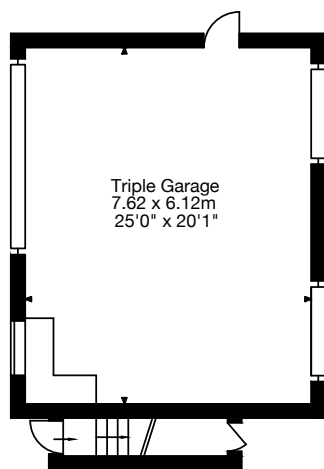
Total Area: 4799 sq ft - 445 sq m



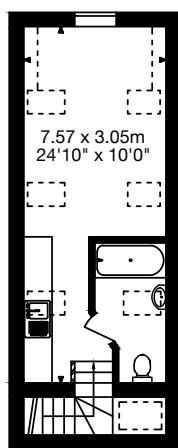
Barn



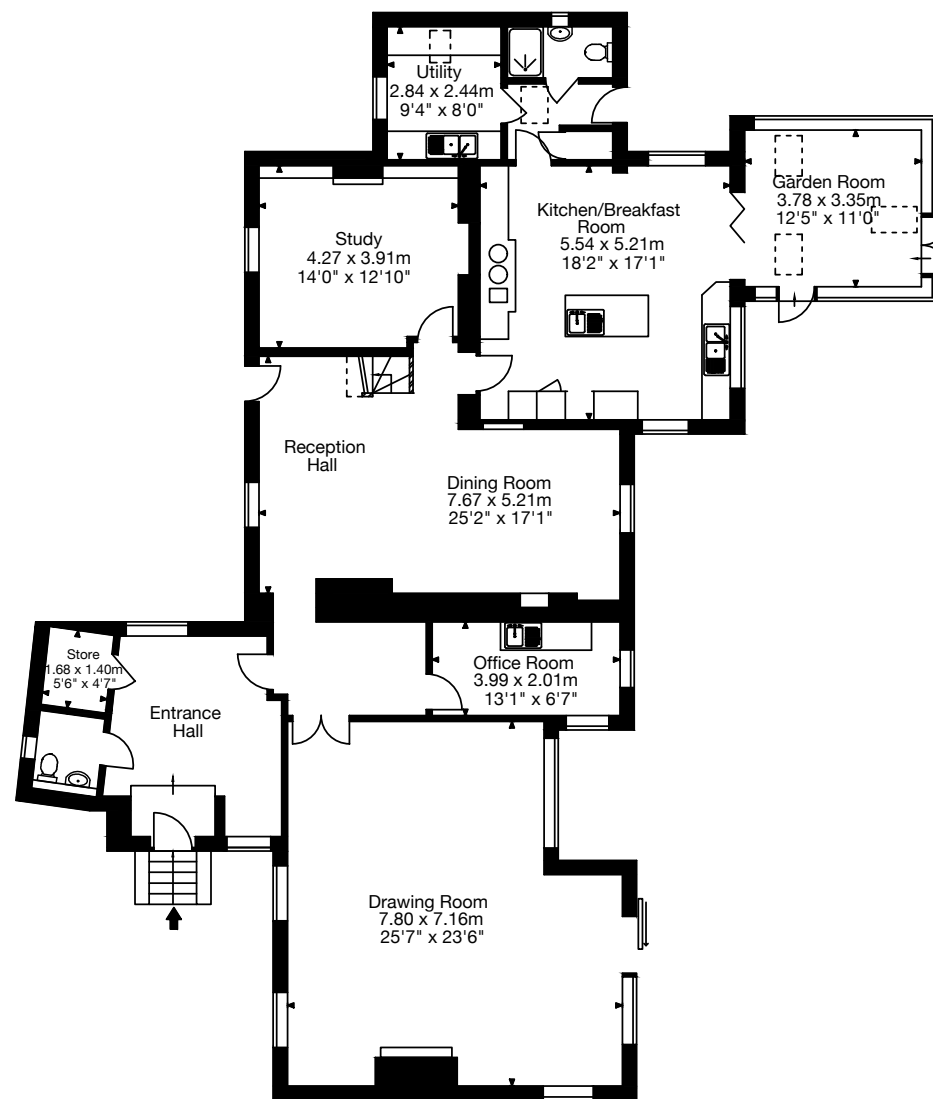
Summer House



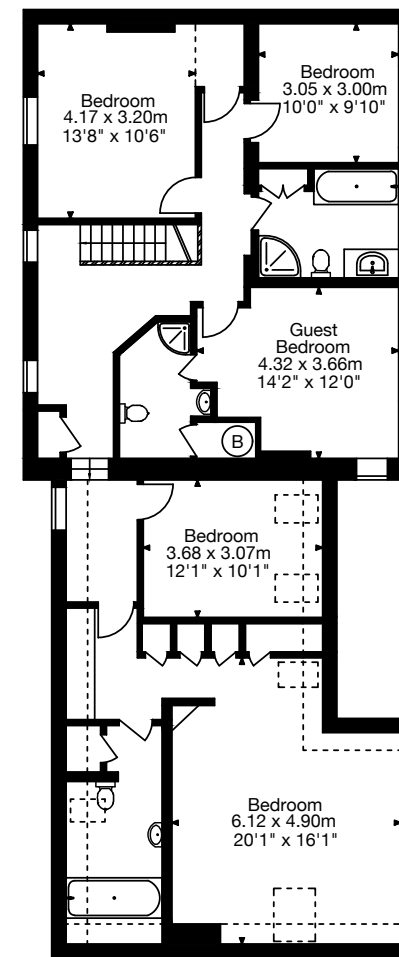
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor



OUTSIDE

The property is approached via double wooden five-bar gates that lead to a parking area for several cars. There is a stone barn/outbuilding providing extensive storage and a detached triple garage with a single bedroom studio flat above. The main gardens lie to the rear of the house and extend to approximately half an acre, mostly laid to lawn with some borders, shrubs and mature trees, a terrace, summer house with light and heating, and a small vegetable garden.

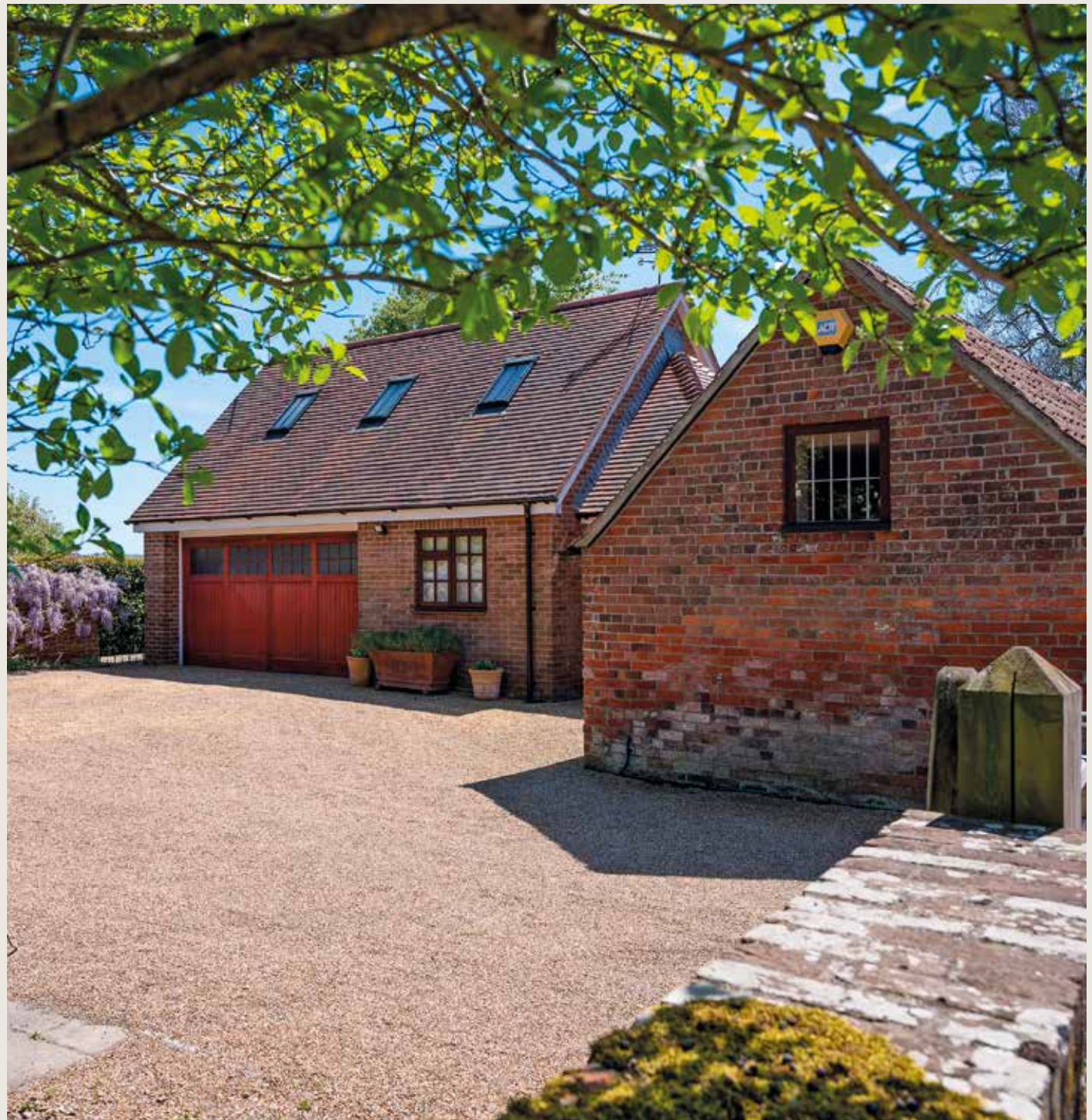


SITUATION

The property is situated on a no through lane in Chapmanslade which offers a junior school, church and public house. Nearby are the popular market towns of Frome, Warminster and Westbury which all provide a full range of shops, schools and leisure amenities. There are a number of state and private schools in the area including Warminster School nearby and a comprehensive selection of schools in Bath.

There is a mainline station in Westbury providing regular services to London Paddington (journey time from 85 minutes), and to Bath (from 30 minutes) and a mainline station in Warminster providing regular services to London Waterloo (from 120 minutes), and to Salisbury (from 35 minutes). The world heritage city of Bath is approximately 15 miles away, Salisbury approximately 27 miles and Bristol International Airport approximately 33 miles away.

The property gives onto open countryside with picturesque views. There are a number of walks from the house and sporting facilities nearby include golf at Warminster and Orchardleigh, racing at Bath, Salisbury and Wincanton and sailing at Shearwater Lake (Longleat) and Westbury.





GENERAL REMARKS AND STIPULATIONS

TENURE

Freehold

SERVICES

Mains water, electricity and drainage. Oil-fired central 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.

LOCAL AUTHORITY

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

DIRECTIONS

From Bath, leave the city on the A36 (Warminster Road). Follow this road for approximately 12 miles until coming to Beckington roundabout. Proceed staying on the A36 and at the next roundabout do the same continuing on the A36 towards Warminster. As the road starts to climb and opens up to a dual carriageway keep in the left hand lane taking the exit for the A3098, signposted to Westbury and Chapmanslade just after the bridge. Once off the A36 follow the road up to the T-junction with A3098. Turn left towards the centre of the village. There is a left hand turning signposted "Corsley" take this turning and turn immediately left again and Southcot House will be seen on the left hand side.

VIEWINGS

Strictly by appointment with Savills.

IMPORTANT NOTICE:

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