



# Beautifully designed family home

**Fosse Lane, Batheaston**

Freehold





Entrance Hall • Kitchen/Dining/Sitting Room • Sitting Room/Bedroom 5 • Four Bedrooms (Bedroom 1 with bath and WC) • Study • Bathroom • Shower Room • Parking • Shed • Landscaped Gardens • Views

### Description

Stonehurst is a stunning, architecturally-designed, single-storey property, with the majority of the rooms benefitting from a spectacular south-facing aspect with views over the garden and beyond. The property was finished in 2017 with the previous property (bungalow) being demolished before Stonehurst was built.

The property is entered via the hallway with two bedrooms and a bathroom adjacent. The hallway leads through the open-plan kitchen/dining/sitting room, with an abundance of glass and sliding doors to an amazing patio area. This is the same level as the kitchen and therefore when the doors are open, offers the feeling of one large, open indoors/ outdoors space. The sitting room benefits from a woodburner and underfloor heating. Off this room is a further sitting room or potential bedroom 5.

To the west of the property is the fantastic principal bedroom with dressing area, bath in the bedroom and separate WC. The room features a wonderful dual aspect outlook.

Additionally there is another bedroom and shower room.

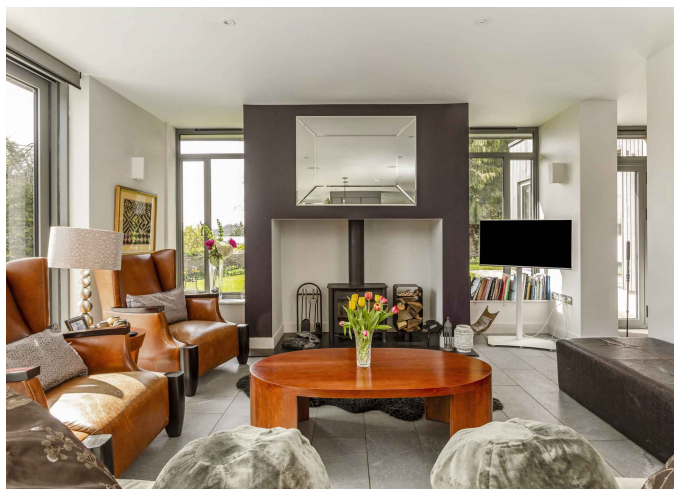
Stairs lead to the first floor study which is a pleasant place from which to work. There is access from here onto the "gin terrace" from which 360 degree views can be enjoyed.

### Externally

The gardens of Stonehurst are of particular note and are predominantly on the south side of the property. Access to the substantial parking area is via a sliding electric gate.

There is access around both sides of the property to the gardens which are predominantly laid to lawn with a range of fruit trees.

There is a substantial terrace running the nearly the full width of the property, ideal for outside dining and entertaining. There is a very useful and sizeable storage shed.



### Situation

Stonehurst occupies a very pleasant, peaceful, yet convenient position adjacent to wonderful open countryside, within the Green Belt and in an Area of Outstanding Natural Beauty. It is within approximately 0.4 miles of the various amenities in Batheaston including a mini supermarket, chemist and other shops, doctors surgery, café, restaurant, church and well-regarded primary school.

The property is well located for access to walks through lovely open fields, woodland around Bannerdown Common, along the River Avon and the Kennet & Avon Canal.

The location is well served by a bus service to the centre of Bath - less than 4 miles away - whilst access to the M4 (both Junctions 17 and 18) is available without having to cross the city.

### Services

We are advised that all mains services are connected to the property.

### Tenure

Freehold

### Energy Performance

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

### Local Authority

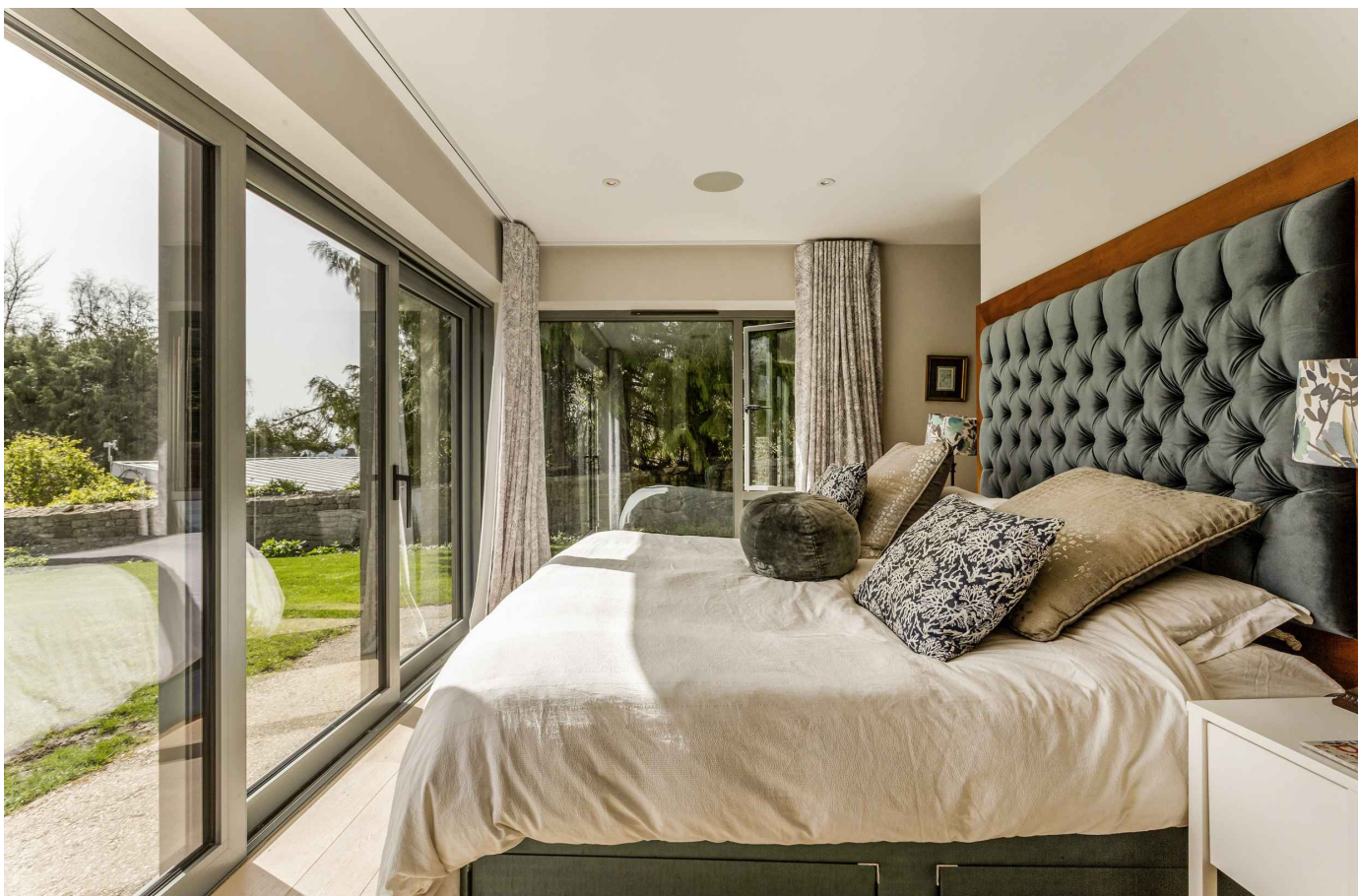
Bath and North East Somerset

### Viewing

Strictly by appointment with Savills.

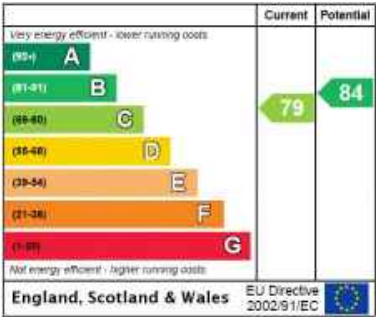
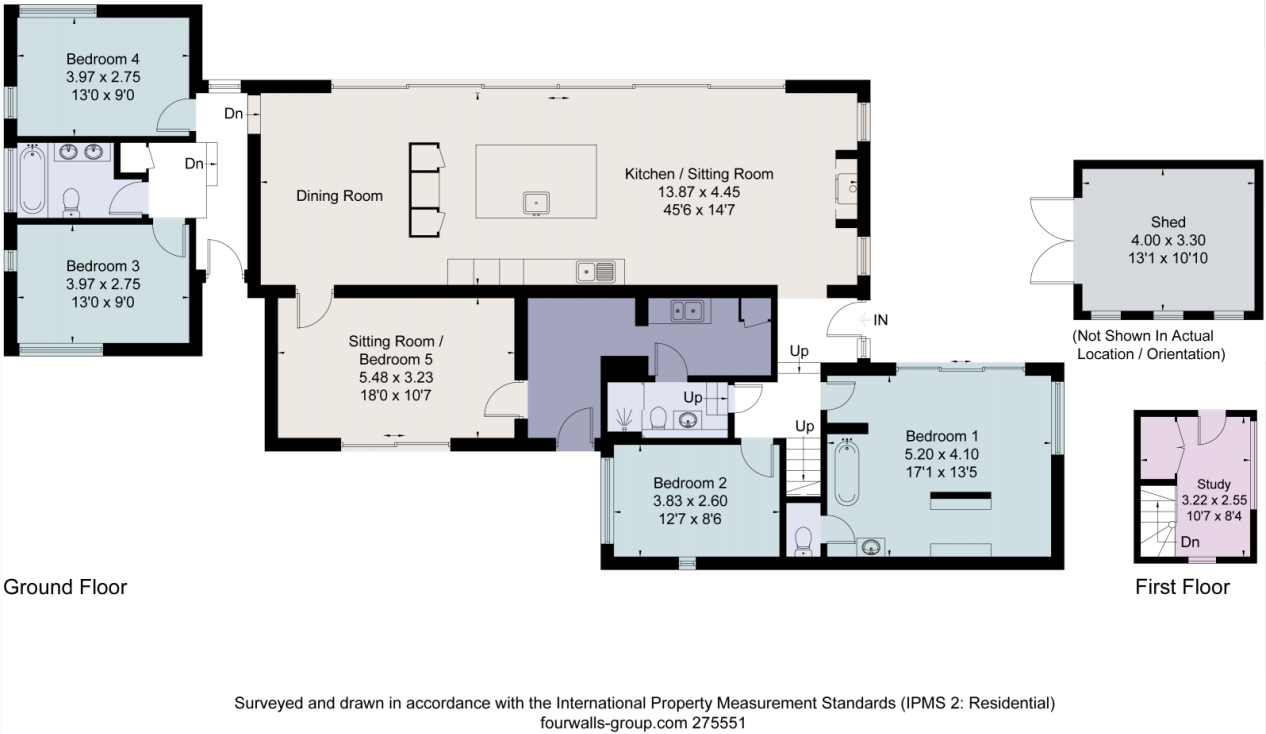
### Agents Note

Please note there is existing planning permission in place to build an outbuilding. Further information can be found on the Bath & North East Somerset planning portal.





Approximate Area = 190.9 sq m / 2055 sq ft  
(Excluding Shed)  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
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