



An exceptional contemporary house

Damson House, 4 Damson Orchard, Batheaston, Bath, BA1 7AF

Freehold



An exceptional contemporary house, beautifully presented and in immaculate decorative order.

Accommodation

Reception hall • Drawing room • Dining room
Kitchen/family room • Study • Utility room • Shower room

First floor landing • Principal bedroom with en suite and balcony • Guest bedroom with balcony and en suite facilities 3 further bedrooms (2 en suite) • Family bathroom

Outside

Driveway • Double garage • Landscaped gardens

EPC rating = C



Tenure: Freehold.

Local authority: Bath and North East Somerset Council
– www.bathnes.gov.uk

Viewing: Strictly by appointment with Savills.





Description

Damson House is an exceptional contemporary property, occupying a generous plot on this exclusive development. Constructed in 2009, the development comprises six detached luxury homes. Each home was individually designed in a contemporary style that exudes quality and elegance. Each of the houses have a 1/6 share of the orchard which runs to approximately 1.5 acres and envelopes the development and gives direct access to Bannerdown Common and the surrounding countryside.

Damson House has been the subject of significant improvement by the current owners. The entire property commands an exceptionally high level of finish and all improvements, both decorative and structural have been executed with flawless taste and real attention to detail. The ultra-contemporary styling is complemented by natural materials.

Outside the property has a mixture of natural stone and cedar wood. There are solid oak windows and external doors with polished chrome ironmongery and the external balconies have toughened glass with stainless steel fixings and posts.

Internally the proportions are excellent and rooms of note include the spectacular kitchen/dining/family room with its double height ceiling increases the feeling of space and light.

The central stone chimney is a striking feature which creates a soft divide between the family room and kitchen.

The kitchen is very well equipped with an array of state of the art appliances and sleek granite work surfaces. The drawing room has a stone fireplace and two sets of doors lead to the garden. Double doors from the kitchen lead into the formal dining room which also enjoys high ceilings and doors that lead to the garden. Also at ground floor level is a study, shower room and large and well-appointed utility room.

There is Porcelenosa floor tiling in the kitchen and utility room and engineered oak flooring to the hallway from which an oak staircase with glass balustrade rises to the first floor.

At first floor level there is a luxurious principal suite with en suite bathroom, dressing area and balcony. There is a principal guest bedroom with balcony and en suite facilities, three further bedrooms (two sharing an en suite shower room) and a family bathroom.

All of the bath/ shower rooms are beautifully appointed with high quality furnishings.





Outside

Damson House enjoys views from the front of the property towards Bathampton and the surrounding countryside whilst to the rear there is a pleasant outlook over the orchard.

The property is approached via an automatic five-bar gate with a driveway that provides access to the double garage and extensive parking.

The gardens have been the subject of significant landscaping. There are level areas of garden which are in the main laid to lawn. There is a terrace immediately to the front of the property whilst a further terrace provides a superb outside seating and dining area.

Damson House succeeds in retaining its charm and style whilst providing excellent accommodation for modern day family living.

Situation

Damson Orchard is a cul-de-sac of six houses situated in an elevated position off Bannerdown Drive which is a highly sought after location approximately three miles north east of Bath. The property backs on to open countryside which affords access to a range of local walking routes. Bannerdown is situated just outside the popular village of Batheaston. Batheaston has a wide variety of amenities including a well-regarded primary school, shops for day to day needs, public house, small supermarket, chemist and doctors.

The property is well placed to benefit from good access via the A46 to Junction 18 of the M4 (approximately 10 miles). The M4 has direct access to London and South Wales and links to the M5 towards the Midlands and South West.

There is a regular bus service to the world heritage city of Bath, famed for its Georgian architecture and Roman heritage. Bath has an internationally renowned music festival and fine theatre, as well as a famous array of historic sites and museums. Schools in the area are excellent with a wide variety in both the private and state sectors.

General Remarks and Stipulations


Services


All mains services are connected. 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.





Damson House, 4 Damson Orchard, Batheaston, Bath BA1 7AF
Main House 310 sq m/3,334 sq ft
Garage 35 sq m/371 sq ft
Total Area 345 sq m/3,705 sq ft

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