



Exceptional contemporary family home

Damson Orchard, Batheaston

Freehold





Entrance lobby • entrance hall • cloakroom • sitting room • dining room • garden room • study • kitchen/ breakfast room • utility • 4 bedrooms • dressing room • 3 bathrooms • integral double garage.

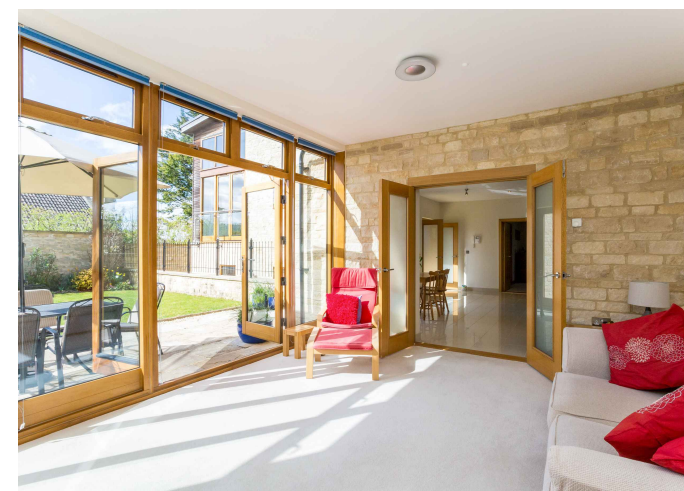
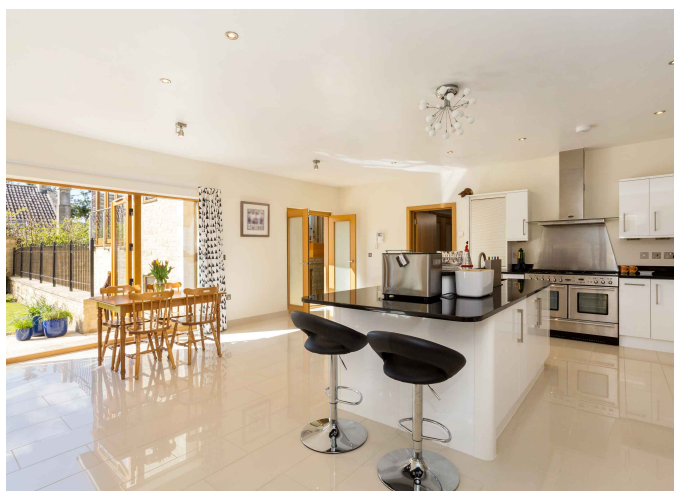
Description

6 Damson Orchard is an exceptional contemporary property on a corner plot in 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 amounts to approximately an acre and envelopes the development and gives direct access to Bannerdown Common and the surrounding countryside. This area has been designed for both young and old to enjoy with ecology and conservation at its heart.

This stylish contemporary property, built in attractive rubble stone and cedar clad elevations under a striking mono pitch roof offers some 3,079 sq ft of accommodation arranged over 3 floors. The property features a number of large picture windows and vaulted ceilings giving it a great sense of light and space. Presented to a high standard and lovingly cared for, this amazing home is ready to move straight in.

The accommodation comprises a large entrance lobby, which opens into the vaulted ceiling hallway with open plan staircase leading up through the centre of the house and tall windows either end. The sitting room is located to the first floor and features double doors, a real flame gas fire, picture windows and an impressive vaulted ceiling. The kitchen/ breakfast room to the ground floor offers a smart and stylish fitted kitchen complete with island unit, integrated appliances and space for a family dining table. Leading off is a practical utility room as well as a separate garden room/family room, which boasts views and direct access to the rear garden. Also to the ground floor is a practical cloakroom and family dining room as well as steps down and door into the double garage.

To the first floor is the mezzanine study area, which sits partially above the sitting room, as well as access to all of the bedrooms including the principal bedroom with its walk-in wardrobe and well appointed en suite.



Outside

To the front of the property are electrically-operated wooden double gates leading onto the driveway, suitable for parking two vehicles and leading to a double integral garage with electric up and over door. There is also a pedestrian gate with entry system. The front of the property is private and enclosed by attractive stone walling.

To the rear of the property the garden is distinctly split into two areas. The first is a level lawn and patio leading off the back of the house, which enjoys a sunny aspect as well as access via steps down to the side and front of the property. The second, accessed via a small number of steps, is laid predominantly to lawn with a few raised vegetable beds and borders, enclosed by wooden panel fencing and attractive iron railing.

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. 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 surgery.

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 well-regarded with a wide variety in both the private and state sectors.

General Remarks and Stipulations

Tenure

Freehold

Services

All mains services are connected

Local Authority

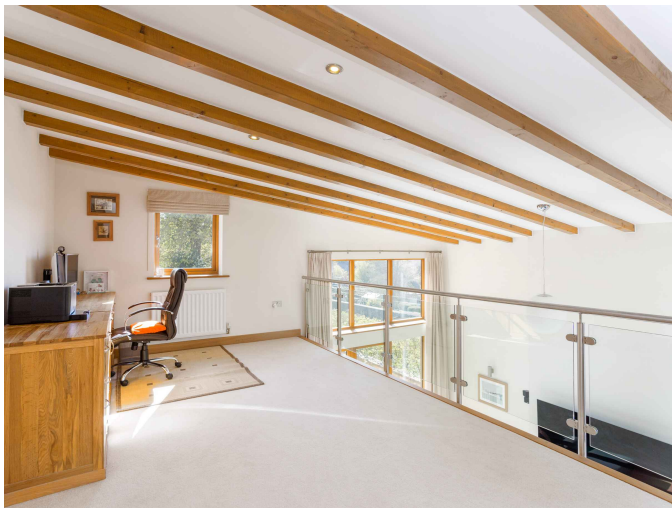
Bath & North East Somerset Council www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

Energy Performance Certificate

A full copy of the EPC is available on request.



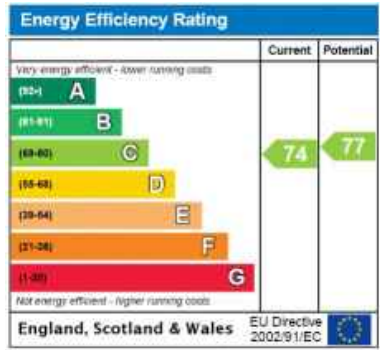


Approximate Area = 286.1 sq m / 3079 sq ft (Excluding Void)
Garage = 35.8 sq m / 385 sq ft
Total = 321.9 sq m / 3464 sq ft
(Including Limited Use Area (0.1 sq m / 1 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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