

# Abbotsleigh

Freshford, BA2 7UA



savills





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A charming country house in the highly sought-after village of Freshford, with extensive gardens and far-reaching views over the Frome Valley

## ACCOMMODATION SUMMARY

Entrance hall • Drawing room • Dining room • Sitting Room • Family room • Kitchen • Study  
Six bedrooms • Four bathrooms • Two separate WCs • Games room  
Utility room • Wine cellar and stores

## OUTSIDE

Garaging for three cars • Formal gardens • Garden stores  
Green house • Copse and meadow

EPC - E



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## Description

Abbotsleigh is an elegant family house occupying a rare and coveted position overlooking the Frome Valley. Built in 1838 by the Edwards family, the house is constructed of ashlar stone elevations under a slate roof with gothic style windows. Internally, the rooms are arranged beautifully around the central hall and landing, with splendid period decorative details, including original fireplaces, panelled doors, sash windows and ornate ceiling mouldings. The proportions of the principal rooms are wonderful, and of particular note is the drawing room with its bay window, which is complemented by the dining room, sitting room and family room. In addition is a comfortable kitchen/breakfast room with adjoining larder, and a delightful conservatory added by the current owners, which takes in the lovely views of the western garden.

The impressive and spacious first floor provides a range of attractive rooms, including a principal bedroom with en suite bathroom. There are a further five bedrooms on this floor (one with en suite bathroom), a separate WC and a large linen cupboard. The rear of the first floor is serviced by a second staircase, which leads to the hallway next to the kitchen.

The extensive cellar provides a useful array of rooms, including a games room, utility room, wine cellar and stores, all accessed via two staircases from the main hall and conservatory.



## Outside

Abbotsleigh is a beautiful house to observe, with mature, established wisteria and roses covering much of the front façade. Wonderful landscaped gardens surround the property with the immediate lawn to the south of the house providing stunning southerly views over the valley and stepped access down to the beautiful formal gardens, surrounded to the north by marvellous ashlar retaining walls. Within these gardens are herbaceous borders, a lily pond and a gazebo. Beyond are a copse and meadow grassland, which provide variety and points of interest. To the east of the house, adjacent to the driveway, is a former grass tennis court surrounded by yew hedging, which could be reinstated with ease. The gated driveway to the house provides ample off street parking as well as garaging for three cars.

## Situation

Abbotsleigh occupies a commanding elevated position and enjoys far-reaching views of the Frome Valley and beyond.

Sharpstone, which has a number of attractive stone-built houses and cottages, is part of the sought after village of Freshford which has a pub, community shop, cafe and post office, and a primary school.

The local railway station is within approx. 0.6 miles with connection to Bradford on Avon and the Georgian city of Bath with its variety of cultural, leisure and retail facilities.

The M4 motorway at junction 18 is approx. 14.2 miles north. Bath Spa station has frequent connections to London Paddington (journey time from 75 minutes).

## Directions

From Bath travel south on the A36 (Warminster Road), past Claverton and on towards Monkton Combe. Continue straight across the traffic lights over the viaduct and travel up Stoke Hill. At the top of Stoke Hill turn left into Church Lane signposted Freshford. Enter the village and upon passing the school, turn right signposted Sharpstone. Continue along this lane and fork left by the war memorial. Abbotsleigh is found after several hundred yards on the left hand side.













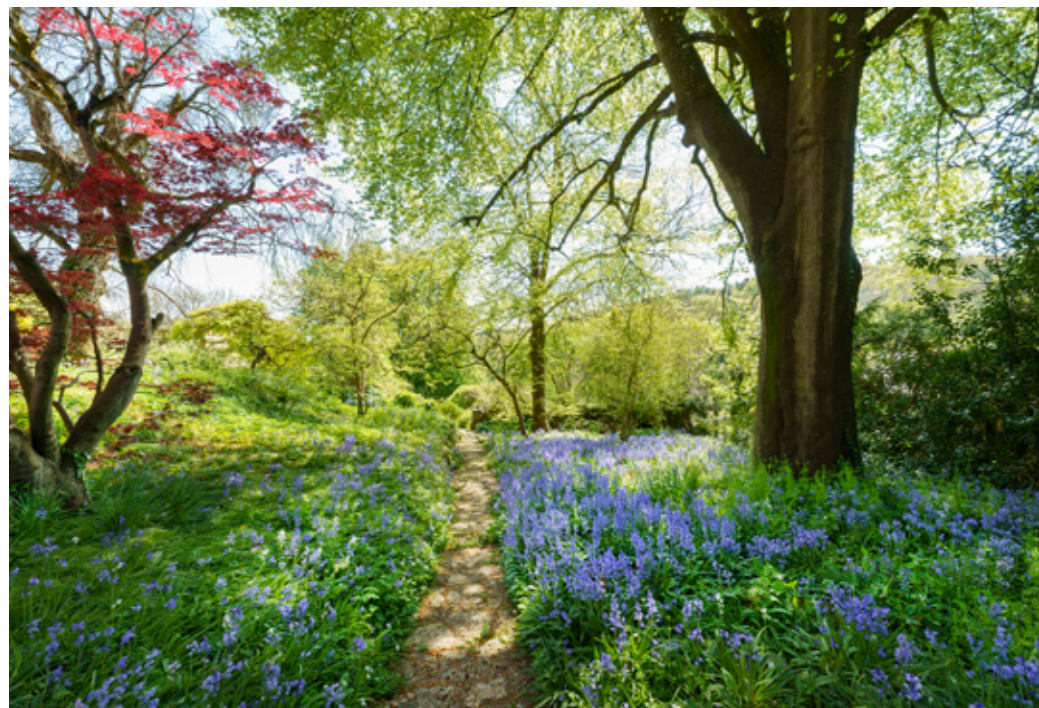
# Abbotsleigh

Approximate Gross Internal Area:  
Main House: 655 sq m/7,050 sq ft  
Garages: 41 sq m/440 sq ft  
Green House: 8 sq m/83 sq ft  
Garden Store: 21 sq m/223 sq ft  
Total Area: 725 sq m/7,796 sq ft

For identification only. Not to scale.











# General Remarks and Stipulations

## Tenure

Freehold

## 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.

## Local Authority

Bath and North East Somerset Council – [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## Viewings

Strictly by appointment with Savills.

## Important Notice

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## Agent's Note

There is a footpath that crosses the land - further information and a plan is available on request.





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