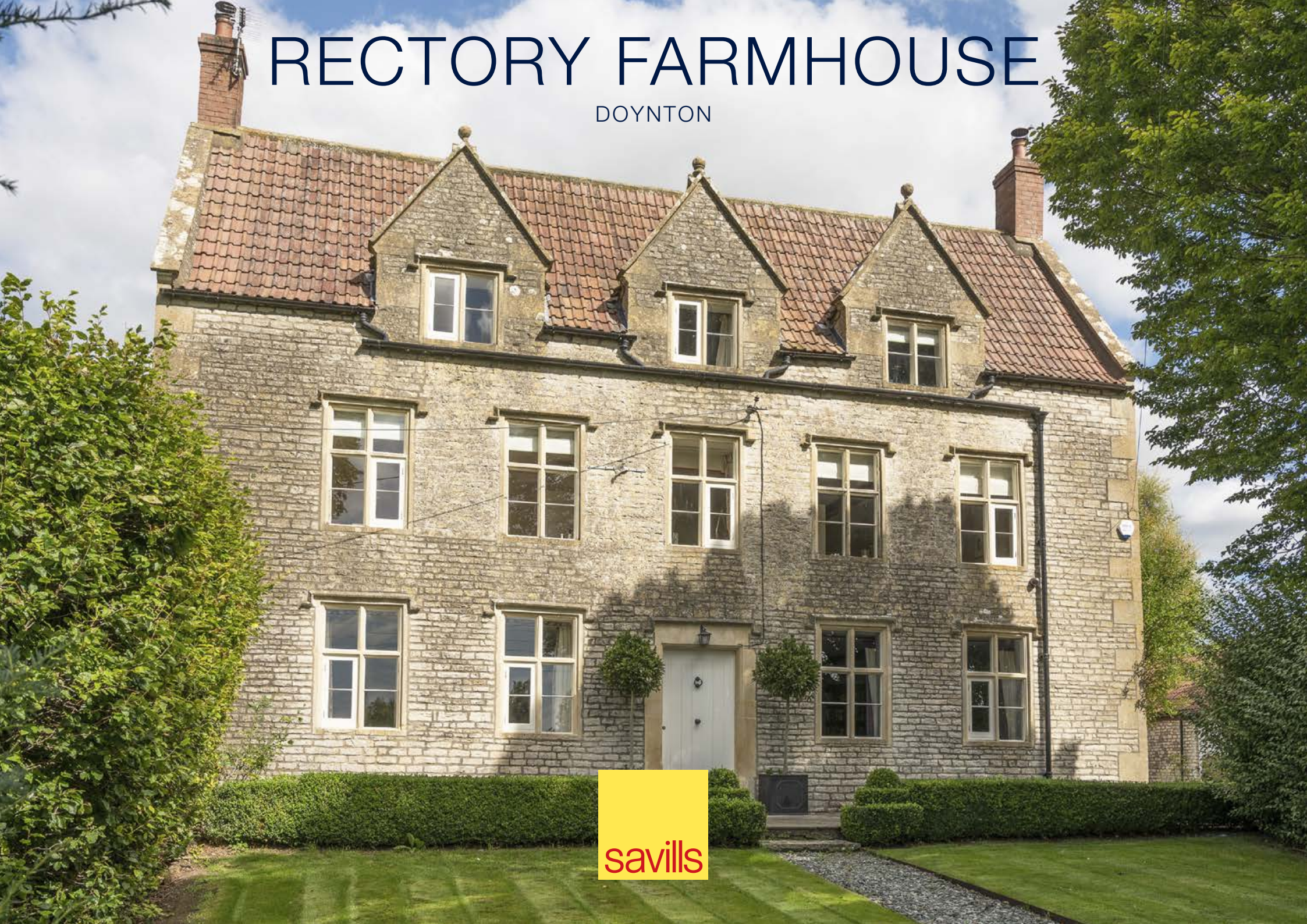


RECTORY FARMHOUSE

DOYNTON



savills





RECTORY FARMHOUSE

TOGHILL LANE • DOYNTON • BS30 5SY

Handsome and beautifully refurbished
stone-built house in a picturesque village location

Accommodation

Two reception rooms • Kitchen • Dining room • Utility • Cloakroom

Principal bedroom with en suite shower room

Four further bedrooms (one en suite) • Family bathroom

Cottage

Kitchen/sitting room • Two bedrooms • Bathroom

Outside

Gardens and grounds in all about 1.57 acres

Driveway parking • Double garage

Outbuildings

Grade II listed



SAVILLS BATH

Edgar House, 17 George Street,
Bath, BA1 2EN

01225 474 500

bath@savills.com

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





DESCRIPTION

Rectory Farmhouse is a handsome double-fronted 17th century stone-built property that has been beautifully refurbished and is now presented in immaculate decorative condition as an elegant and comfortable family home.

The accommodation flows effortlessly from a central hall that leads to informal and more formal reception rooms along with a beautifully fitted large family kitchen dining room.

SITUATION

Doynton is a picturesque village situated on the lower slopes of the Cotswolds, approximately six miles from Bath and nine miles from Bristol. Junction 18 of the M4 is nearby. The village has a county pub, church and active village hall and is surrounded by farmland lying within the Cotswold Area of Outstanding Natural Beauty. Rectory farmhouse is situated opposite the cricket ground and is ideal for country lovers who need to be closely connected to the centres of Bath or Bristol.

Educational opportunities within Bath include Kingswood School, Prior Park, King Edward and Monkton Combe slightly further afield, and in Bristol include Clifton College, Bristol Grammar School, Badminton School, Clifton High School, QEH and Colston's School. Westonbirt is to the north and the Somerset schools of Wells Cathedral, Downside, Bruton and Millfield are accessible to the south.





GARDENS AND GROUNDS

The gardens wrap around the house providing a level lawn interspersed by mature trees and shrubs with a variety of flower borders plus vegetable garden. A driveway on one side leads to the cottage and the outbuildings and provides plenty of parking. The outbuildings consist of an L-shape stone building providing plenty of storage areas, garaging and a stable opening out onto the paddock.

The paddock is neatly enclosed and is approximately 1 acre.





Cottage



Cottage



Cottage



Cottage

COTTAGE

A detached stone built barn has been converted into a stylish two bedroom cottage with a sitting room, kitchen and bathroom. It benefits from its own front garden and parking and enjoys a wonderful rural aspect across the paddock to the hills beyond.

RECTORY FARMHOUSE

Approximate Gross Internal Area:

Main House: 3,045 sq ft / 283 sq m

Outbuilding: 934 sq ft / 87 sq m

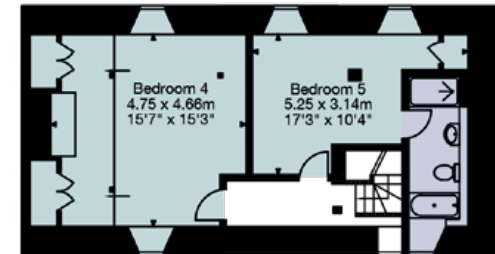
Annexe: 810 sq ft / 75 sq m

Total Area: 4,789 sq ft / 445 sq m

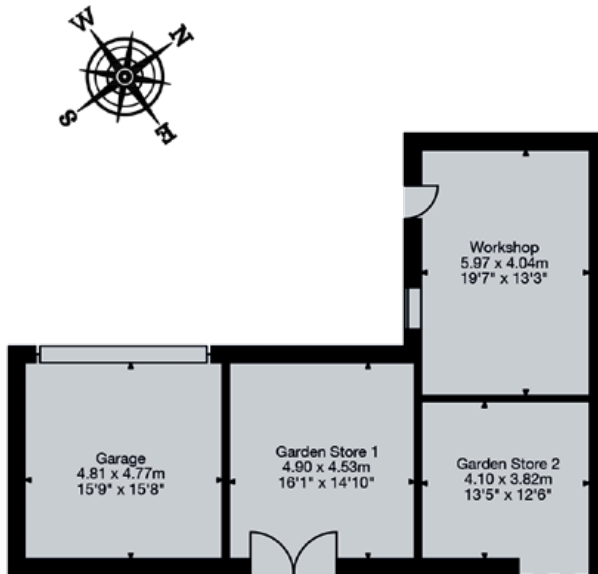
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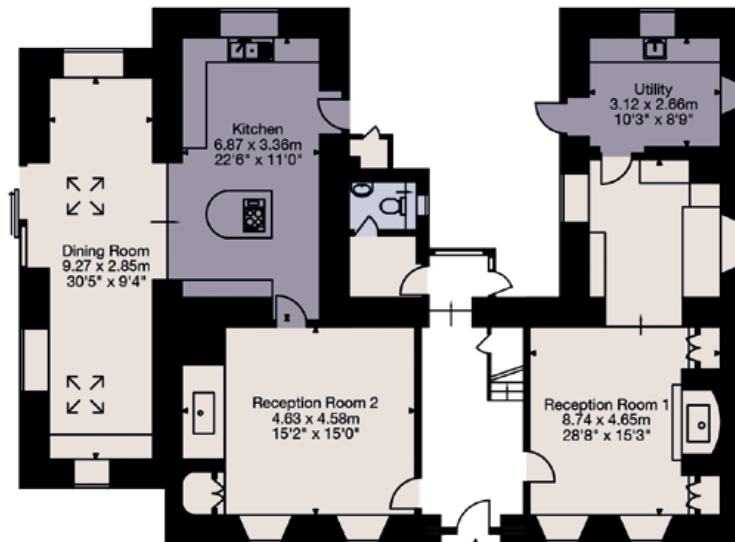
Annexe



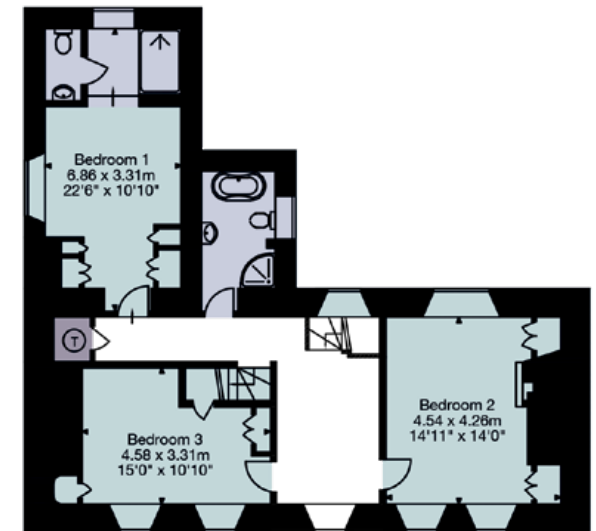
Second Floor



Outbuilding

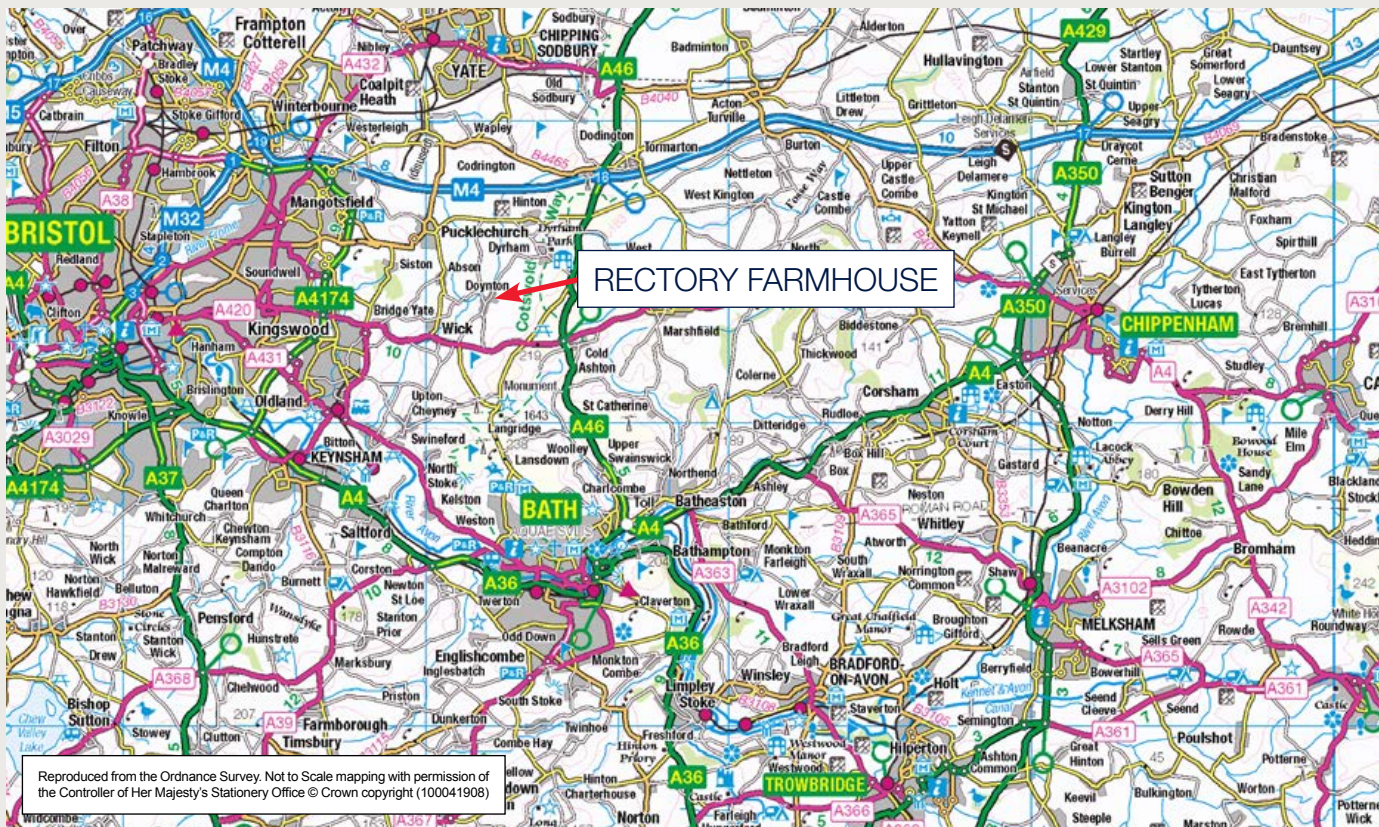


Ground Floor



First Floor





ADDITIONAL SERVICES

Services

Mains electricity and water, oil heating and private drainage.

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

South Gloucestershire Council

Postcode

BS30 5SY

Viewings

Strictly by appointment with Savills.



IMPORTANT NOTICE:

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