



Chewton Place House, Chewton Keynsham, Somerset







A magnificent Grade II listed country house set in beautiful mature gardens and grounds.

Summary of accommodation

Ground Floor

Entrance hall | Reception hall | Drawing room | Library | Dining room | Kitchen | Substantial breakfast room | Family sitting room | Utility room | WC

First Floor

Principal bedroom with en suite bathroom | Four further double bedrooms | Dressing room | Two family bathrooms | Study

The Lodge

Open plan kitchen/sitting room | Two double bedrooms | Shower room | Private garden

Garden and Grounds

Roof terrace | Formal gardens | Parkland | Water Garden | Riverside walk | Owl Tower | Additional cottage with potential for renovation and consent for a new coach house

In all about 7.07 acres

Distances

Keynsham 2 miles, Bristol 7 miles, Bath 7 miles

(All distances are approximate)



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Situation

Chewton Place House is an exceptional Grade II listed country house set in approximately 7.07 acres of beautiful mature gardens and grounds, with outstanding far-reaching views across the open countryside.

The house is situated in a peaceful setting near the hamlet of Chewton Keynsham, on the River Chew in the Chew Valley. Chewton Place is ideally located for an extensive range of professional and recreational facilities in both Bristol and Bath, as well as superb schooling in the area for both the private and state sector.

There is good access to the national motorway network with the M4 (Junction 18) and M5 being approximately 10 miles away. Excellent rail services can be found at Bristol Temple Meads, Bristol Parkway and Bath Spa. Bristol Airport lies approximately 12 miles to the west, offering domestic and international flights.

The property

Chewton Place has a fascinating history and dates back to medieval times. Once owned by the Abbey of Keynsham, after the dissolution the estate was sold to the prominent Popham family. The current building dates back to 1766, however, it is likely to have incorporated a much earlier building.





In 1963, the house was purchased by Imperial Tobacco as its HQ and Training Centre. From 1963 until 2013 the estate was run for commercial use with extensive accommodation, conference centres and staff blocks built in the grounds and within the house.

Today, Chewton Place retains a wealth of period features including the fine colonnade with individually carved flower capitals to the columns, plaques of wild boar and hunting dogs, a fine ceiling cornice of entwined fruit from the late 19th century, an oak staircase, impressive bay windows and an intricate tiled hall floor.

The current owners purchased the house in 2013 and have worked tirelessly to return the property into a majestic private residence. They have embarked on an extensive restoration programme including reinstating the house to its 1860's appearance and layout. The major works included the demolition of the commercial buildings, a meticulous and full restoration of the main house and lodge, rebuilding much of the river walls and thoughtful replanting of the stunning parkland.

Chewton Place is a landmark property which has been renovated with immense attention to detail and to a remarkable finish throughout. It makes the ideal country house, offering ample and flexible accommodation for family members and guests to enjoy.

It's a house that is blessed by an abundance of natural light, excellent ceiling heights, volume and wonderful south-facing views. The current layout also seamlessly connects all the accommodation to create a perfect sense of flow and space.

The entrance hall creates a wonderful sense of arrival and sets the tone for the rest of the house. There are four impressive main reception rooms, a reception hall with a formal oak staircase, a well-equipped kitchen, WC and utility room. The first floor comprises a principal bedroom with en suite bathroom, a further four bedrooms, dressing room, study and two family bathrooms.

The extensive restoration is nearing completion and is anticipated for autumn 2022.





Approximate Gross Internal Floor Area

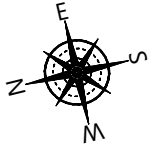
604 sq m / 6,504 sq ft

Cottage = 72 sq m / 775 sq ft

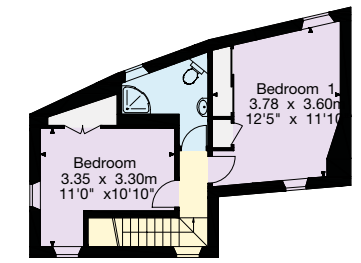
Outbuilding = 55 sq m / 598 sq ft

Total Area = 731 sq m / 7,877 sq ft

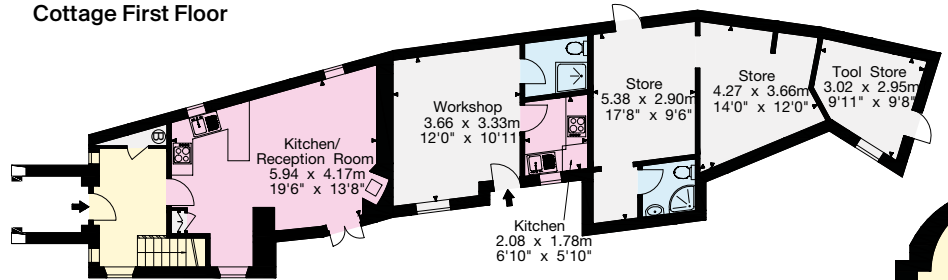
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

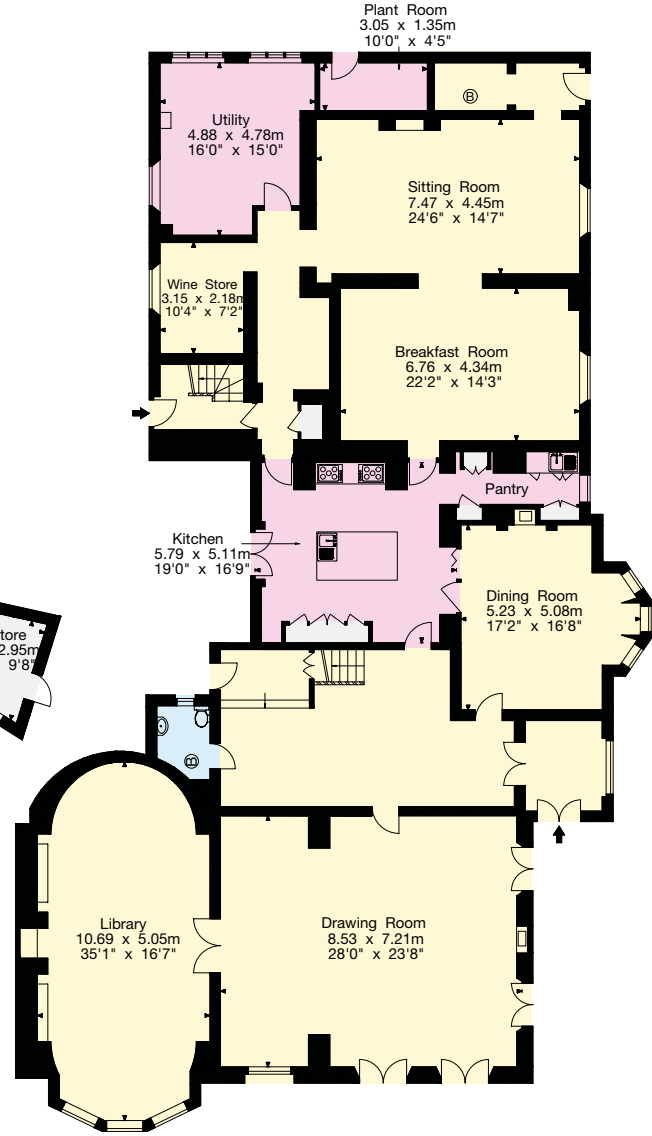


Cottage First Floor

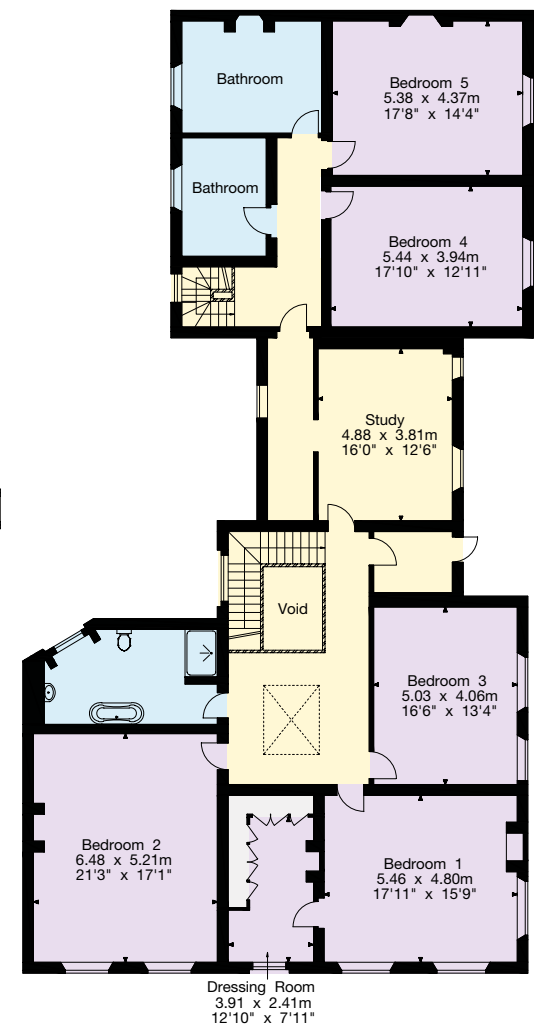


Cottage Ground Floor

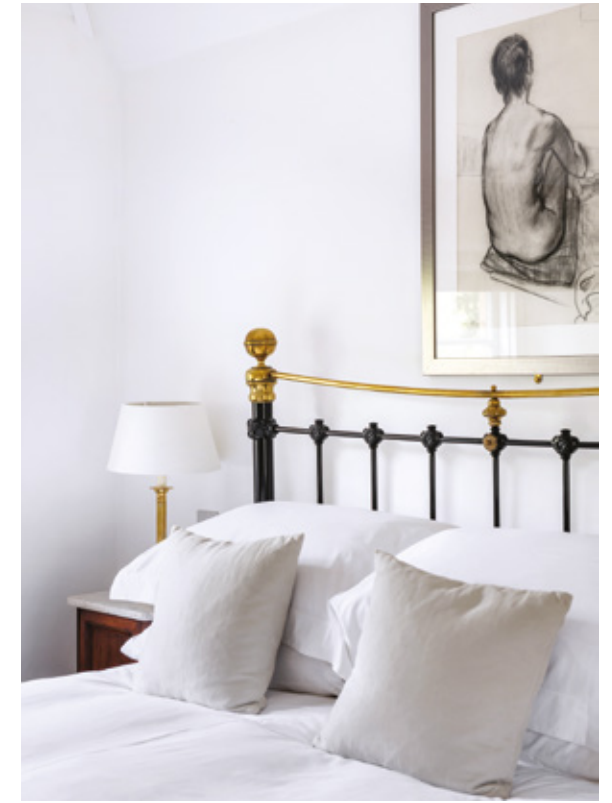
Outbuildings



Ground Floor



First Floor





Gardens, Grounds & Outbuildings

The immaculate gardens and grounds at Chewton Place offer a wealth of mature trees and recent planting, both of which complement the house perfectly. The parkland and grounds contain several Grade II listed structures including a Ha-Ha, two bridges and a large waterside folly. This is locally known as 'The Owl Tower'. It is a limestone tall tapering square obelisk finished with a pyramidal cap, dates back to the late 18th century and is an eye-catching feature of these historic gardens.





The Lodge

Dating back to the 18th century, this has been meticulously renovated to create a charming two bedroom cottage, with a private entrance and west facing terrace. In addition, there is a cottage adjacent to the Lodge, with potential for renovation and consent for a new coach house. Both buildings offer excellent flexible space and have the scope to be either a gym, home office, games room or additional accommodation.

Services

Mains electricity, mains water and Klargester Environmental Treatment plant for sewage.

Local authority

Bath and Northeast Somerset

Postcode

BS31 2SX



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs dated April 2022.

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