



Avonstone House

Bathampton, Bath





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An exceptional Grade II listed Georgian villa with beautiful gardens and spectacular views.

Bath City Centre 1.8 miles, Bath Spa Station 1.9 miles (London Paddington from 75 minutes),
M4 (Junction 18) 9.3 miles, Bristol 22 miles
(All times and distances are approximate)

Accommodation

Lower Ground Floor: Sitting room | Two double bedrooms | Shower room | Bathroom
Wine cellar | Gym | Sauna | Storage | Utility room | Boot room

Ground Floor: Entrance hall | Reception hall | Dining room | Drawing room | Kitchen | Morning room | Study
Library | Cinema room | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Dressing room
Two further double bedrooms with en suite bathrooms

Second Floor: Further bedroom | Family Bathroom

Outside: Home office / Studio | Formal gardens | Outdoor kitchen | Hot tub | Vaults | Garage

In all about 0.53 acres

Bath

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Situation

Avonstone House is a magnificent Grade II listed Regency villa set in approximately half an acre of beautiful gardens. It is situated in the attractive village of Bathampton, less than 2 miles from Bath City centre and lies within the Cotswolds Area of Outstanding Natural Beauty, where you can find a range of amenities including shopping facilities, restaurants, cafes, public houses and primary school.

Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms amongst other famous historic sites and museums.

It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.

There are excellent sporting opportunities nearby. Local golf courses include Landsdown, Kingsdown and Bowood, rugby clubs include Bath, Bristol and Gloucester. There is also county cricket and horse racing at Bath, Newbury, Wincanton, Salisbury and Chepstow.





Communication links are excellent with a mainline railway to London Paddington from Bath, Chippenham and Bristol Temple Meads. There is easy access to the M4 motorway (11 miles) at Junction 18 for the Midlands, Southwest, Wales, London and Southeast. Bristol Airport lies 21 miles to the west, offering domestic and international flights.

Avonstone House

Originally built in 1818, Avonstone House was extensively remodelled in the late 19th century by the British Navy and became the formal residence of the Admiral of the Fleet. The impressive, projecting entrance porch is one example of the embellishments carried out during the late 1800s with its traditional moulded frieze, cornice on consoles and parapet with urns. The magnificent façade has all the hallmarks of Georgian elegance with symmetrical lines around a central four storey bay window.

The proportions and layout of the house are fine examples of this elegant era, with high ceilings, exquisite plasterwork, extravagant entertaining areas and grand features.

Having recently undergone extensive refurbishment throughout the presentation of the house is faultless, with exceptional attention to detail and finish to an exacting modern standard. The house successfully blends modern family living within a beautiful traditional setting, whilst being sympathetic to the historical features.

The main entrance and reception hall set the tone for the rest of the house, with immense gravitas and style, is also blessed with an abundance of natural light. This theme continues throughout the house. Here you will find a beautiful limestone floor which is a delightful contrast to the stunning wide oak herringbone wood floor which is predominantly found throughout the ground floor.

The new bespoke Luke McHardy kitchen is exquisite. Bathed in natural light it comprises an imposing central island with quartz worktops, Gaggenau appliances, Lacanche oven, excellent storage, a generous dining area and direct access on to the charming wrought iron balcony, which runs the full width of the house.









The morning room is a delight and key reminder of the historic nature of the house, with a phenomenal domed ceiling with delicate cornicing and coving. The stylish dual aspect dining room has a warm feel, includes the original shutters, striking light fittings and comfortably seats a dozen people.

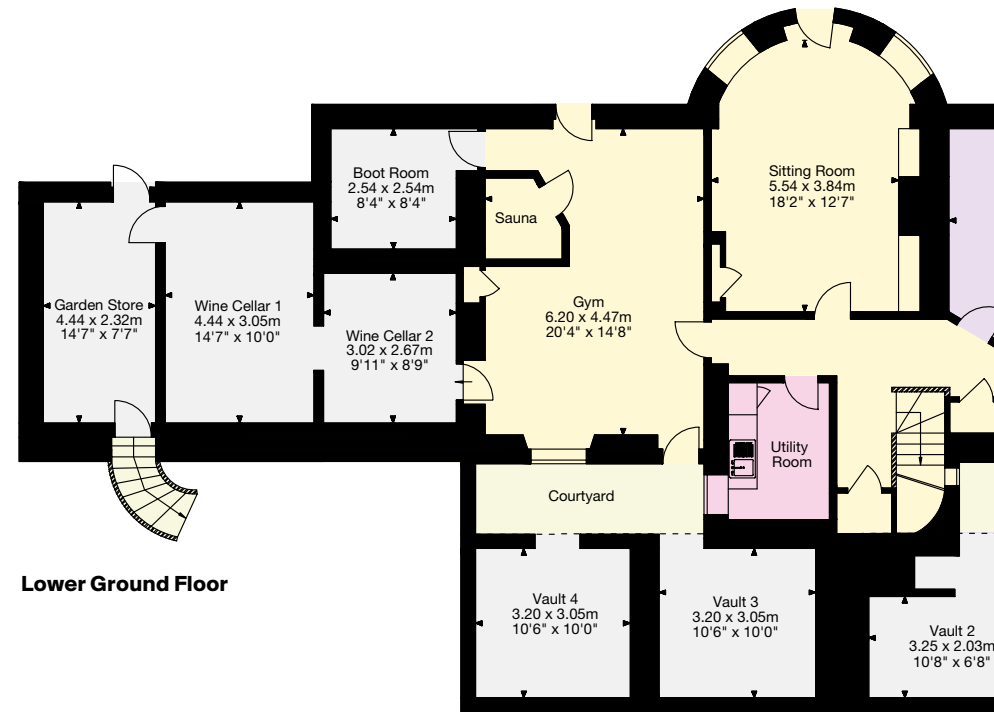
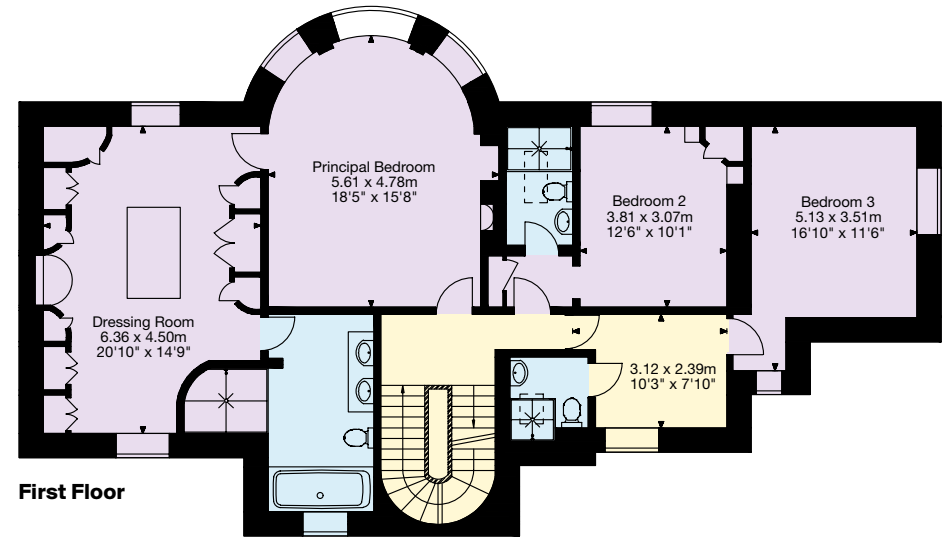
The impressive double drawing room leads from the reception hall is a wonderful space to entertain and enjoys no less than five windows. It comprises a handsome marble fireplace with open fire and yet more elaborate plasterwork dating back to the late 19th century. All the key reception rooms have spectacular views across the garden and beyond to Solsbury Hill, plus there is access to the garden from the kitchen, drawing room, morning room and study. The library area and cinema room also occupy the ground floor and a Sonos music system is installed throughout the house.

On the first floor is a spectacular and bright principal bedroom with a luxurious dressing room and en suite bathroom. There are two further double bedrooms with ensuite shower rooms on this level. The second-floor double bedroom is situated within the magnificent bay window and provides a family bathroom.

Leading from the reception hall down a limestone spiral staircase, the lower ground floor of Avonstone House provides yet more excellent accommodation. The space is bright with generous ceiling heights and includes an informal sitting room, two double bedrooms, bathroom, shower room, utility room and gym with sauna. There is also an outstanding temperature-controlled wine cellar as well as a garden room, store and several useful vaults.



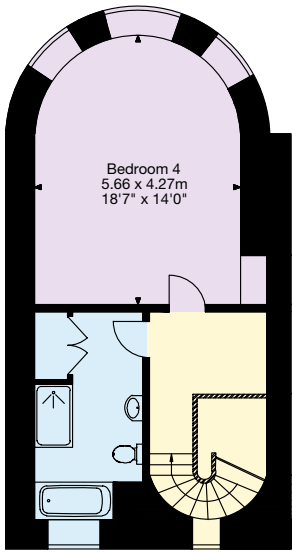




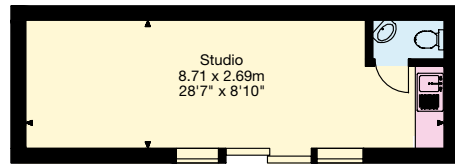
Approximate Gross Internal Floor Area
Main House (Including Garage): 6614 Sq Ft - 614 Sq M
Outbuilding: 247 Sq Ft - 23 Sq M
Total Area: 6861 Sq Ft - 637 Sq M

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.

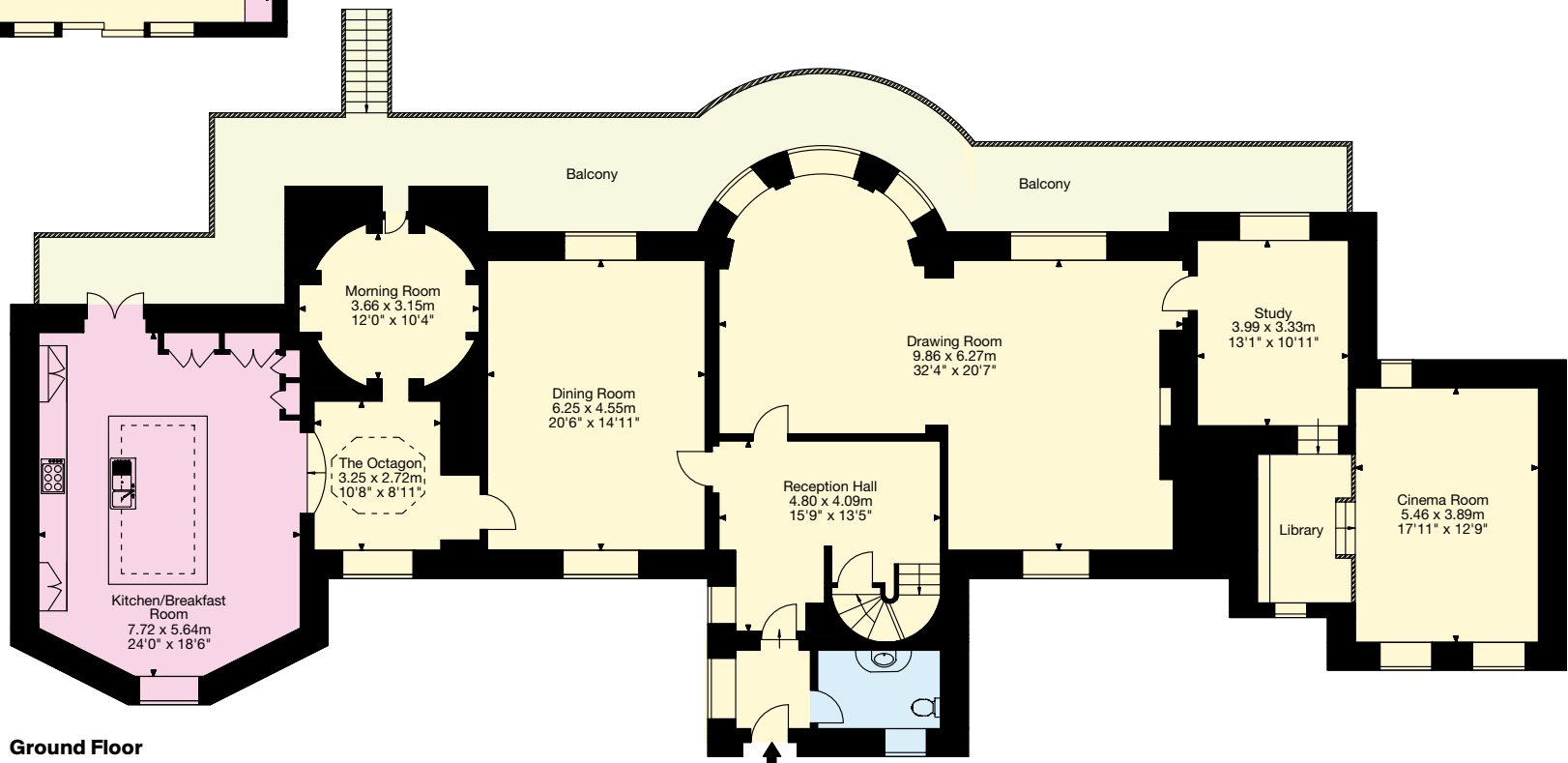
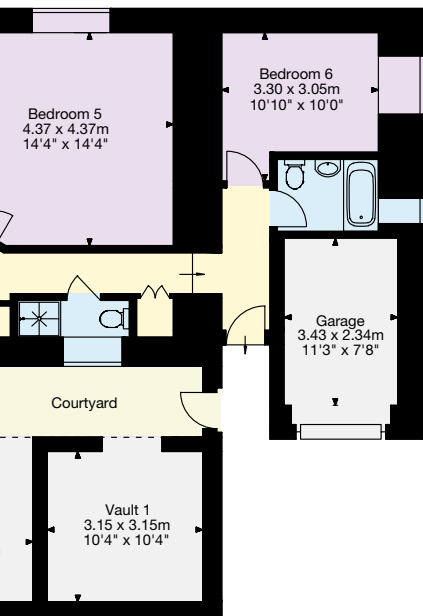
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



Outbuilding



Ground Floor

Gardens, grounds and outbuildings

The immaculate gardens at the rear of Avonstone House are home to a selection of mature trees and established borders which complement the house perfectly. The terrace is an excellent size, which creates the perfect space for entertaining, yet it remains both tranquil and private. It also includes an impressive outdoor kitchen with dining table and separate seating area. The garden has been thoughtfully landscaped to include pristine lawns, fruit trees, a variety of flowers and shrubs to give colour and interest throughout the seasons.

The garden can be reached via the lower ground floor of the house, or from steps leading down from the wrought iron balcony. There is also access from the front of the house. At the far end of the garden is a beautifully sheltered sunny spot with a hot tub and a discrete, detached studio that provides self-contained accommodation or home office.

At the front of the house is a gravelled carriage driveway accessed through two sets of electric iron gates. The garden has been carefully designed and comprises swathes of lavender, shrubs, a forsythia hedge and neat, clipped box hedging. The attractive large pleached hedging adds privacy from the road and there is ample space for parking, plus a private garage.

The land extends to about 0.53 acres in total.

Services

Mains electricity, gas, water and drainage.

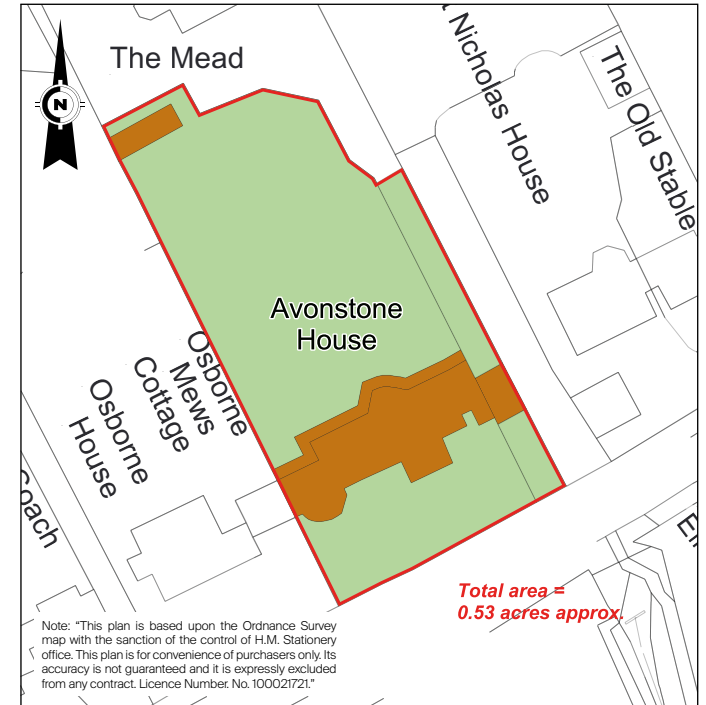
Local Authority

Bath and North East Somerset www.bathnes.gov.uk

Directions (BA2 6SW)

From Bath take the A36 Warminster Road heading east for approximately two miles. Turn left into Bathampton Lane sign posted to the village. Avonstone House can be found within a third of a mile on the left hand side.





Connecting people & property, perfectly.

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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