

Copse Road, Saltford



A unique, modern, detached house with secure parking, beautifully landscaped gardens and a garden studio convenient for Bath and Bristol.

Summary of accommodation

Ground floor Entrance Hall | Kitchen/Dining room | Principal bedroom | Cloakroom | Utility
Changing room | Sauna | Wet room

First floor Double bedroom with en suite bathroom | Family bathroom | 2 double bedrooms

Outside Landscaped Gardens | Swimming Pool | Garden Studio

Distances

Local Train Station Bath Spa 4 miles, Local Town Centre Bath City Centre 4 miles,
Bristol 7 miles, Bristol International Airport 14 miles (All distances are approximate).

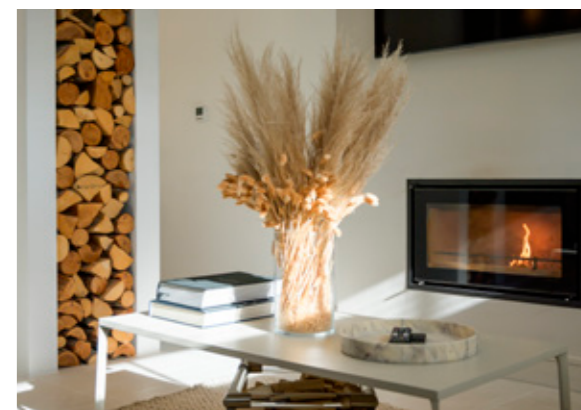
Situation

Saltford is a highly desirable village extremely well placed for the cities of both Bath and Bristol. The village enjoys a great selection of day to day amenities including the popular Flourish Farm Shop & Cafe, public houses and restaurants. Recreation activities include Avon Valley, Saltford Golf Club and the Bath to Bristol cycle track. There are regular bus services and the Bristol Airport Airdecker. Bath and Bristol both provide an excellent range of shopping, theatres, cultural and leisure amenities, museums and sporting facilities. The M4 motorway is easily accessible at Bath J18 (Tormarton Interchange) or the M32 J19. There are good local rail services from Keynsham Station with onward connections to Bath Spa, Bristol Temple Meads and London Paddington, Bristol International Airport is also within easy reach.



The House

Copse Road is a fine example of an extensively renovated and redeveloped luxurious detached house of architectural merit (designed by whiteBOX architectural firm). The approach to the property is via electric gates to a private forecourt providing secure parking for several cars. This unique and beautiful home welcomes you into a light entrance hall that features a modern and stylish staircase rising to the first floor. The interior was designed with hosting and entertaining in mind. Cantilevered glass, tiled flooring, quality fittings and materials have been used throughout the house. There is open plan kitchen/dining area with the dining space having an impressive, curved window overlooking the landscaped lawned garden and a sitting area with wood burner. There is a further sitting space to the rear of the house where bifold doors open wide to the swimming pool and sun terrace. Off this seating area is a utility/changing room, a wet room, and a sauna with glass doors. Completing the accommodation at this level is the principle bedroom to the front of the house and a cloakroom. Upstairs there are three double bedrooms and a family bathroom. The main bedroom features glass doors to an en suite bathroom, a dressing room and a balcony looking out across the garden. Separate from the house is a versatile garden studio.









Outside

The house is set in beautiful private walled gardens designed by award winning landscape gardener Karena Batstone. Through electric gates there is a large concrete forecourt gridded with strips of grass providing parking for numerous cars. A slate pathway leads to the main entrance across shallow pebbled pools that are attractively lit and have gently bubbling water fountains. Elsewhere expansive lawns are contrasted with intimate entertaining spaces – a sunken garden flanked by bamboo and tactile grasses and a sedum roofed outdoor kitchen complete with pizza oven. To the rear of the house is a heated swimming pool and hot tub. There is also a versatile garden studio that can provide occasional accommodation or an office space.

Directions (Postcode BS31 3TH)

Leave Bath on the Lower or Upper Bristol roads. Continue on the dual carriageway A4 to The Globe roundabout. Take the 3rd exit and continue through Saltford village for approximately 2.5 miles. Copse Road will be on your left opposite Flourish.

What 3 Words: //daisy.trees.dive

Property information

Services We are advised that mains water, electricity, gas and drainage are connected to the property.

Method of Sale We are advised that the property is Freehold.

Local Authority Bath and North East Somerset

Council Tax Band F

Tenure Freehold

EPC C

Guide Price £1,595,000

Viewings Strictly by prior appointment with the Knight Frank, LLP

Approximate Gross Internal Floor Area

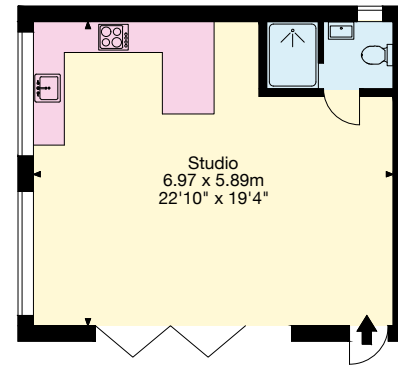
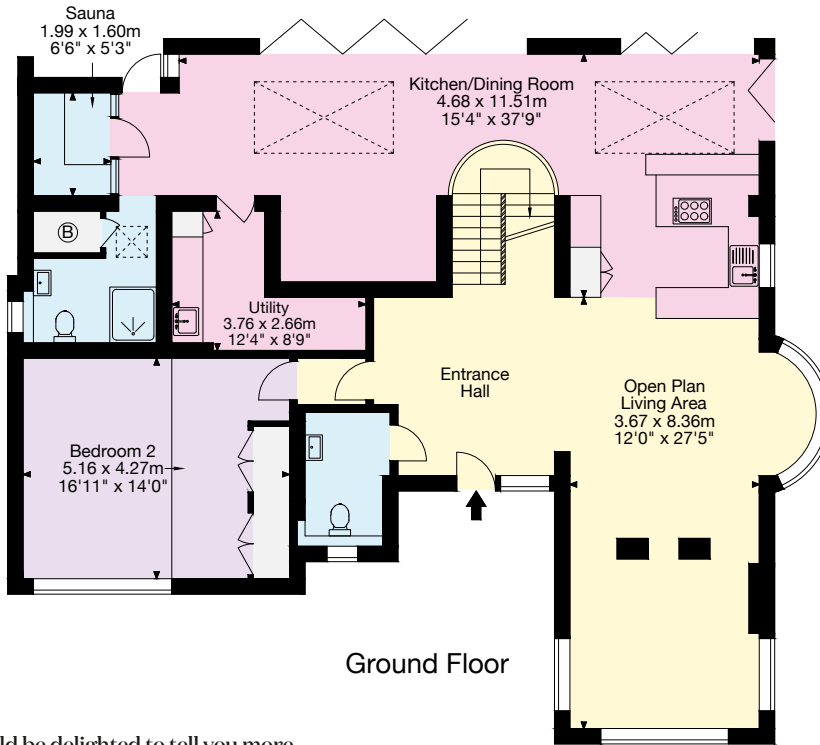
Main House: 228 sq m / 2,454 sq ft

Studio: 41 sq m / 441 sq ft

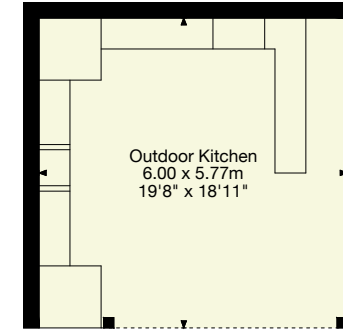
Outbuilding: 34 sq m / 365 sq ft

Total Area: 303 sq m / 3,260 sq ft

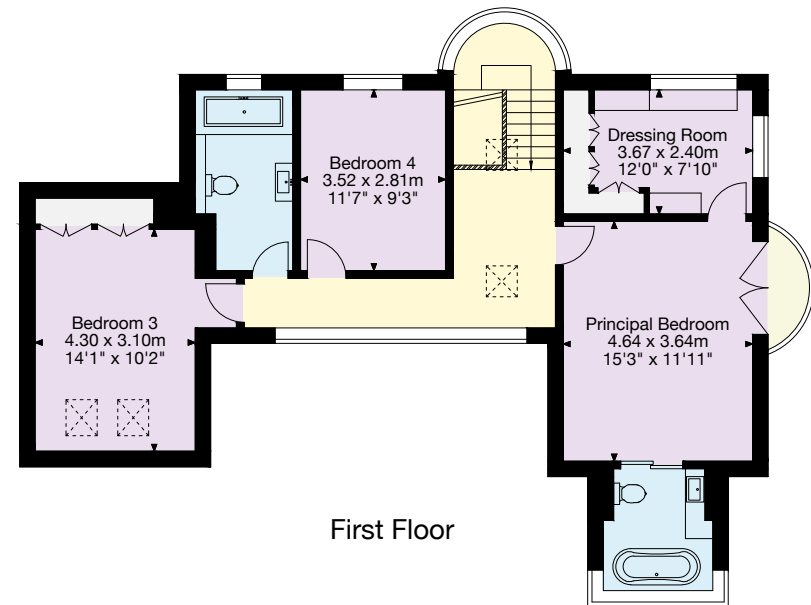
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Studio



Outbuilding



First Floor

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Sam Daniels
01225 325 992
Sam.Daniels@knightfrank.com



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 [October 2023]. Photographs and videos dated [October 2023].

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