

# Raglan

Leigh upon Mendip, Somerset



# An impressive detached four bedroom modern home, in a pretty and peaceful village.

Babington House 3.5 miles, Frome 6.5 miles, Wells 10 miles, Bruton 10.5 miles, Bath 16 miles  
(All distances are approximate)



4



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4

## Summary of accommodation

### Main House

**Ground Floor:** External entrance hall | Boot room | Open plan kitchen/dining/living room | Cinema | Gym | Utility room | Cloakroom | 2 double bedrooms | Bathroom

**First Floor:** Principal bedroom suite

### Annexe

Open plan living/dining room | Kitchen | Double bedroom | Shower room

### Outside

Entertaining terrace | Dipping pool | Rill | Small lawn | Paddock | Store

In all approximately 0.31 of an acre



## Situation

Times and distances are approximate.

Leigh upon Mendip is a small village surrounded by beautiful countryside, which benefits from a good pub.



There are a selection of villages nearby which have more amenities, in addition to the cool market town of Frome with its eclectic mix of independent cafés, bars, restaurants, boutique shops, creative businesses and the renowned monthly artisan market The Frome Independent.



Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



The property enjoys a quiet setting, yet connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.



Frome, Castle Cary, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo. Bristol Airport provides a wide range of national and international flights.



There are a number of well-regarded schools in the area to include All Hallows, Sexey's, Downside, Wells Cathedral, Millfield; in addition to an excellent selection in Bath.



## The Property

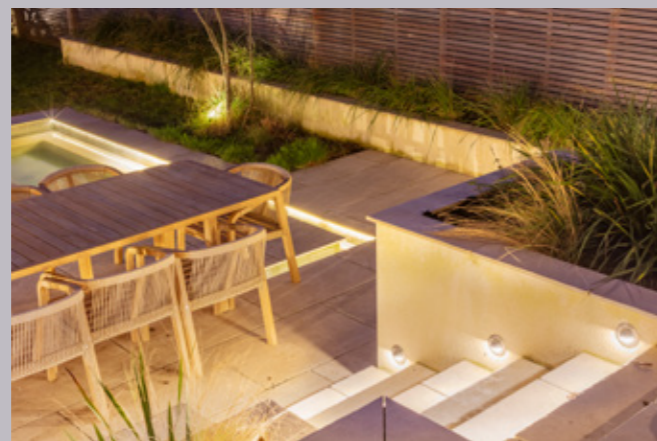
This unique home offers the ultimate in luxury modern family living space with superb lifestyle features, and beautifully presented accommodation arranged over two floors.

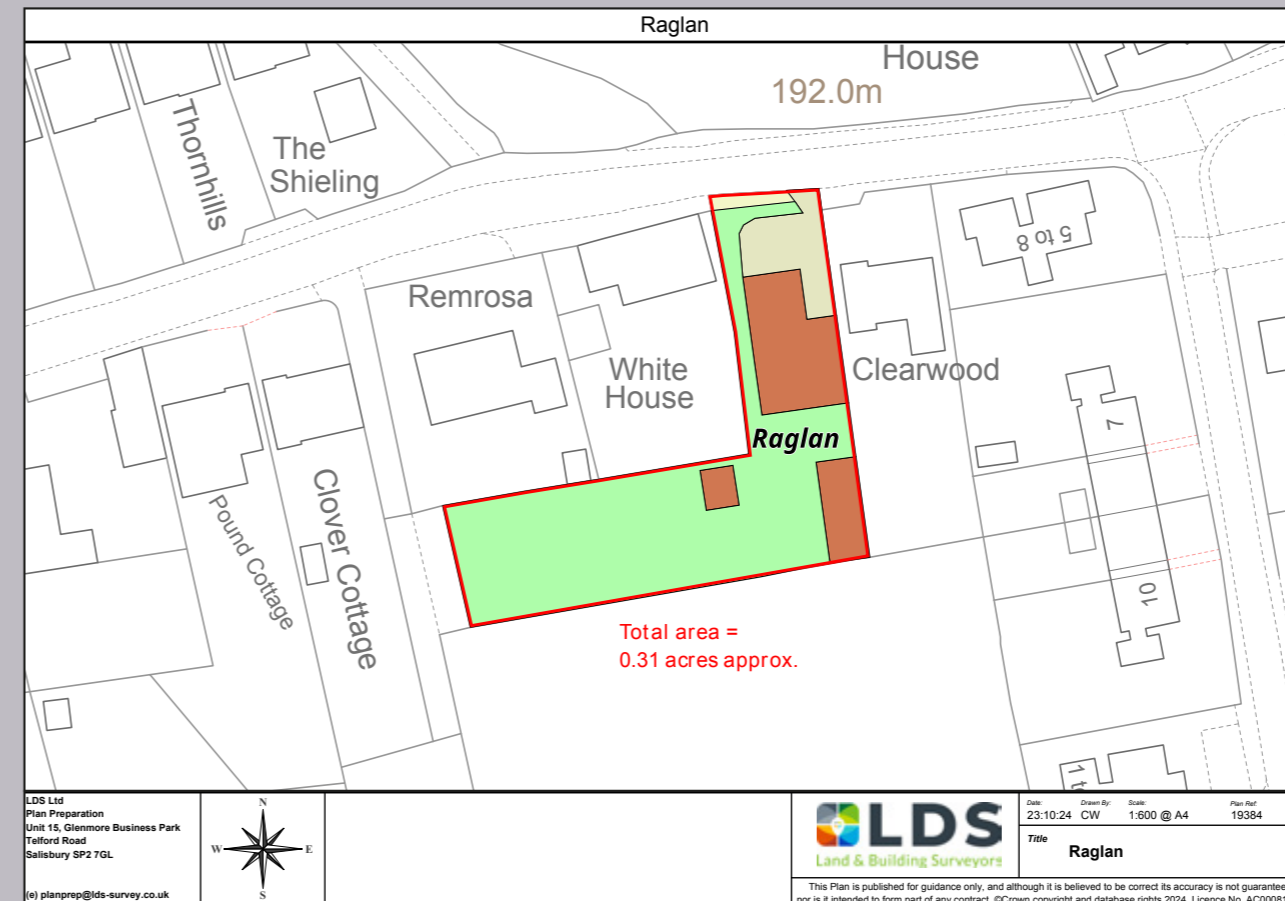
The property was designed by Home Arc and Orme Architecture, it was completed in 2024 and was built to an exceptionally high finish.

From the sleek bay tree lined vaulted porch you have the boot room with Sharps fitted shoe cascade, coat cupboard. There are secret entrances on the left-hand side which lead through to a commercial grade gym (which could also be a double bedroom), and a fabulous cinema. Professionally designed, supplied and fitted by Cinemaworks in Tivoli/Everyman styling, it features handmade bespoke imported navy velvet dual electric reclining seating for six people, a curved electric rooflight with electric blackout blinds, professional lighting, dropped ceilings, lamps and high-end sound and picture testing.

Returning to the inner hall with its vaulted ceilings and cool ground lit walls, you then have steps leading down to the amazing open plan kitchen/dining/family room. The kitchen features Quartz worktops, a Belfast sink with gold plated Perrin & Rowe tap, down draft Neff hob, two slide and hide self-cleaning and steaming Neff ovens, an integrated full height fridge and freezer, and a bespoke oak and glass drinks cabinet. A full height sliding door opens onto the terrace and gardens.

Concluding the tour of the ground floor there are two double bedrooms, bathroom, utility/laundry room and cloakroom. On the first floor is the principal bedroom suite, with an internal glass balcony overlooking the main reception room and a frameless rear balcony which enjoys the rural views.





The suite also features a half height oak topped bed wall with floating oak side tables, a freestanding bath, vaulted shower room, separate WC, his and hers stone basins, Sharps fitted wardrobes and storage throughout.

## Outside

The property is approached through a sliding electric cedar gate onto a private driveway where there is parking for a few vehicles.

The south facing garden is equally as wonderful as the house, featuring an entertaining terrace with outdoor kitchen and hot tub, and a rill which flows down into a UV filtered dipping pool. There is also a small paddock, with a large storage shed.

There is a detached one bedroom annexe which comprises open plan living/dining room, kitchen, double bedroom and shower room. This is a versatile space which provides overflow accommodation to the main house, ancillary for multi-generational living, a studio or home office. A cool and unique feature is that it has a living wildflower roof, with a built-in irrigation system.

## Property Information

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

**Services:** W=We are advised that there is mains water, electricity, and drainage. Gas fired central heating. Discrete camera security system. 3-phase power is installed throughout the property. Ultrafast full fibre broadband, running at approximately 900mbps.

**Local Authority:** Mendip District Council – somerset.gov.uk

**Council Tax Band:** D

**EPC:** C

**Postcode:** BA3 5QP

**What Three Words:** ///pardon.pines.geese

**Guide Price:** Offers in excess of £1,350,000

**Approximate Gross Internal Floor Area**

Main House: 184 sq m / 1,983 sq ft

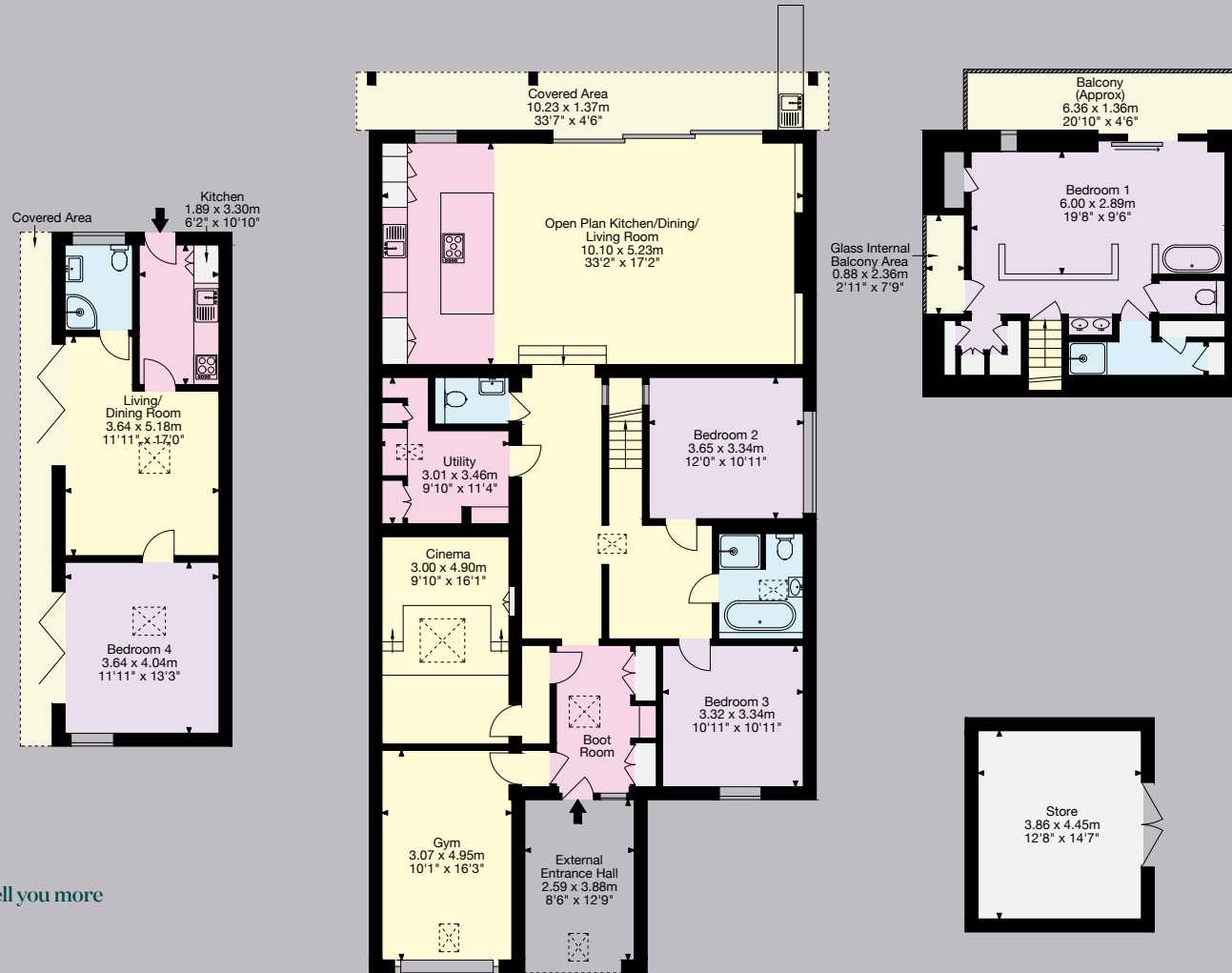
Annexe: 42 sq m / 452 sq ft

Outbuilding: 17 sq m / 185 sq ft

Garage: 15 sq m / 162 sq ft

Total Area: 258 sq m / 2,782 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.



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I would be delighted to tell you more

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**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 2024. Photographs and videos dated October 2024.

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