

# Dray House

Dyrham, Near Bath



 Knight  
Frank

# An attractive four bedroom detached family home with a one bedroom detached annexe, in a special and unique position on the edge of Dyrham Park.

M4 (J18) 3 miles, Bath City Centre 8 miles, Bristol 13 miles  
Chippenham 14 miles (mainline railway to London approximately 75 mins)  
(Distances and times approximate).



4-5



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## Summary of accommodation

### The House

**Ground Floor:** Entrance hall | Utility | WC | Play room | Study/living room | Kitchen/dining/family rooms  
Pantry | Family room

**First Floor:** Principle bedroom en suite with terrace | 3 further bedrooms | Shower room | Family bathroom

### The Coach House

Kitchen/living/dining room | Bedroom | Bathroom

### Garden & Grounds

Mature gardens | Terrace | Kitchen garden | Treehouse | Zip wire | Garage

In all approximately 0.66 acres



## Situation

(Distances and times are approximate)

Dray House is beautifully situated in the heart of Dyrham, a historic village in an Area of Outstanding Natural Beauty and a designated Conservation Area. Renowned for the National Trust-owned Dyrham Park Estate, the village is characterized by its charming stone-built properties and the iconic Church of St Peter. Nearby villages, including Doynton and Hinton, feature welcoming pubs, while Marshfield provides shops, schools, and local amenities.



## The House

Dray House is a charming, detached family home located beside the historic grounds of Dyrham Park.

The property offers a thoughtful design with beautifully presented accommodation, arranged over two floors.

The entrance hall leads to a spacious utility room with a butler's sink, cupboards, a pressurised water cylinder, and an oil-fired boiler. As you move through the home, glazed doors open into a cozy living room or study, with a playroom opposite.

The living areas flow into a large, light-filled open-plan kitchen, dining, and family room, perfectly suited for modern living. The kitchen features a generous dining area, central island, and a further reception space ideal for family gatherings. Two sets of glazed doors open seamlessly to the garden terrace, which includes a stone-built pizza oven.

Upstairs, a landing connects to four well-sized bedrooms, including a principal suite with an en suite bathroom and access to a south-facing balcony overlooking the gardens. The three further bedrooms comprise a dual aspect guest room with en-suite shower room and two bedrooms that share a family bathroom which includes a freestanding bath and separate shower.



## The Coach House

The property benefits from an excellent one bedroom detached annexe with lateral accommodation comprising open plan kitchen/dining/living room, double bedrooms and a bathroom. This offers a great option for multigenerational living, short term lets or in its current capacity on a longer term let.

## Garden & Grounds

There are mature gardens, featuring an entertaining terrace with pizza oven, kitchen garden and orchard, lawns, and a wooded area with a treehouse and zip wire – a great space for children to den build and explore.

## Property Information

**what3words:** /// tapes.eyepieces.manicured

**Services:** We are advised mains electricity and water. Private drainage (septic tank). Oil fired central heating.

**Local Authority:** South Gloucestershire Council  
[www.southglos.gov.uk](http://www.southglos.gov.uk)

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

**Council Tax:** Band G

**EPC:** E

**Guide Price:** Offers in excess of £1,650,000

**Postcode:** SN14 8ER

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

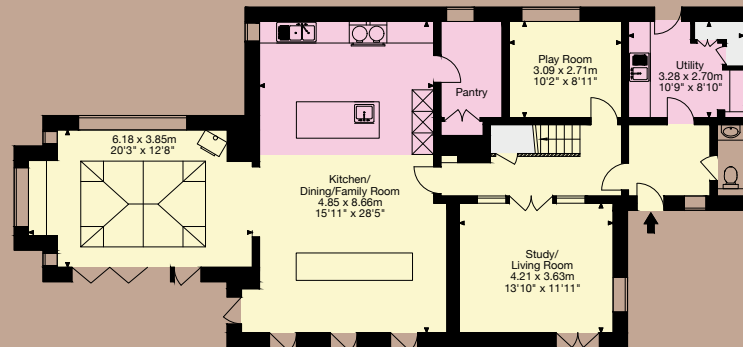
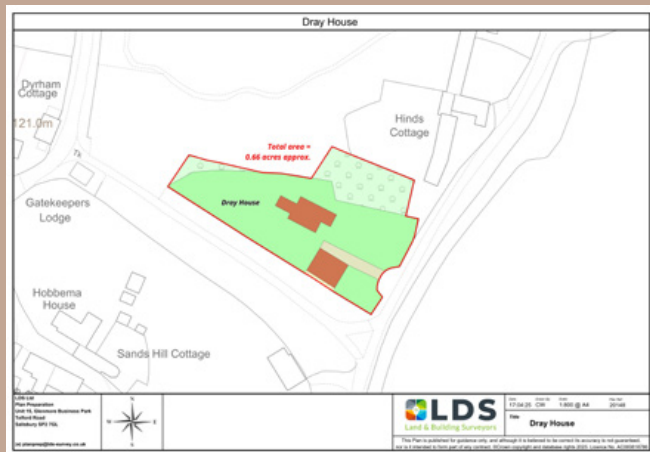
Main House = 211 sq m / 2,272 sq ft

Annexe = 52 sq m / 563 sq ft

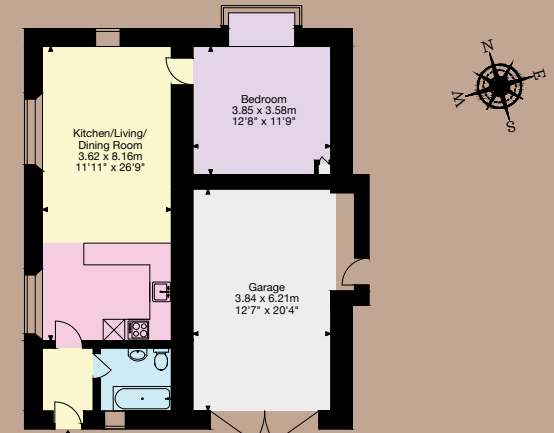
Garage = 26 sq m / 286 sq ft

Total Area = 290 sq m / 3,210 sq ft

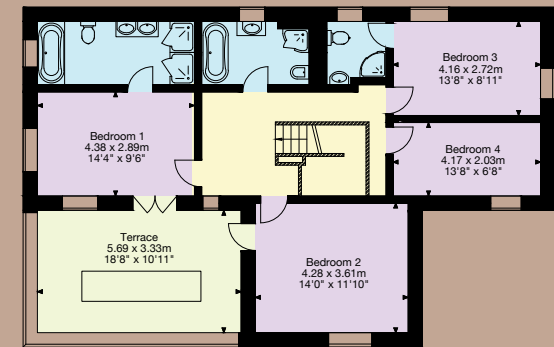
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Annexe  
Not shown in actual location or orientation



First Floor

### Knight Frank

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[knightfrank.co.uk](http://knightfrank.co.uk)

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 May 2025. Photographs and videos dated May 2025.

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