

# Upton House

Upton Cheyney, South Gloucestershire







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## Upton Cheyney, South Gloucestershire, BS30

Bath 6 miles (London Paddington from 90 minutes), Bristol 8 miles, M4 (Junction 18) 8 miles  
(All mileages are approximate)

An immaculately restored Grade II listed country house with a stylish interior designed finish, sitting in landscaped gardens in a peaceful and secluded location, just 6 miles from Bath City Centre.

### Accommodation

Reception hall | Drawing room | Withdrawing room | Dining room | Large eat-in kitchen with separate food preparation area and pantry  
2 WCs | Boot room | Plant/utility room | Cellars with wine storage

Principal bedroom suite with large dressing room with freestanding bathtub, shower and WC  
4 further bedroom suites | Study | 2 further bedrooms | Family bathroom | Loft storage

Double garage | Former stone-built cider barn | Garden store

Outdoor heated swimming pool with pool house

Landscaped garden and grounds | Vegetable garden

**In all about 2.4 acres (0.97 hectares)**

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## Situation and Amenities

Upton Cheyney is a delightful rural village nestled in the rolling hills and valleys of an Area of Outstanding Natural Beauty between Bristol and Bath. The village provides good amenities with a village pub, The Upton Inn.

Upton Cheyney is a short drive from Bath with its wide range of restaurants, shops, cultural activities and tourist attractions including the Roman Baths, Holburne Museum, Victoria Art Gallery, The Royal Crescent, Prior Park Gardens, Bath Abbey and the Theatre Royal.

The village is ideally suited for easy access to London via the M4 motorway (only 8 miles away at Junction 18) or via mainline train stations at Bristol and Bath. London Paddington from Bath Spa is about 85 minutes. Bristol Airport is only 16 miles away and Heathrow Airport is about a 2-hour drive away.

The property is well suited for a wide selection of schooling including Prior Park, Monkton Combe, King Edward's, The Royal High School for Girls and Kingswood. Other schools nearby include Badminton, Millfield, St Mary's Calne, Stonar, Marlborough College and Clifton College. Bath also benefits from two universities.

There is racing at Bath, Newbury, Salisbury and Cheltenham is internationally renowned. Bristol Bears and Bath Rugby compete in the Premiership and Gloucestershire are one of the 18 major county cricket clubs and play in Bristol. There are some excellent golf courses nearby including The Players Club at Dodington, The Manor House and Castle Combe. The Beaufort Polo Club is nearby at Westonbirt and hunting is locally with the Beaufort Hunt. Lucknum Park Country Club is about 10 miles away.





## Upton House

Upton House is a handsome Grade II listed country house of classical beauty, built in local stone under a stone tiled roof, with early 18th Century origins and partly rebuilt in 1857 in Tudor style.

Period features such as raised quoins, modillion cornice, the crenelated parapet and first floor oriel bay mark the house out as one of the preeminent architectural houses of the area, yet following a careful renovation, the overall feel is one of warmth and welcome, enhanced in early summer by the lovely purple wisteria.

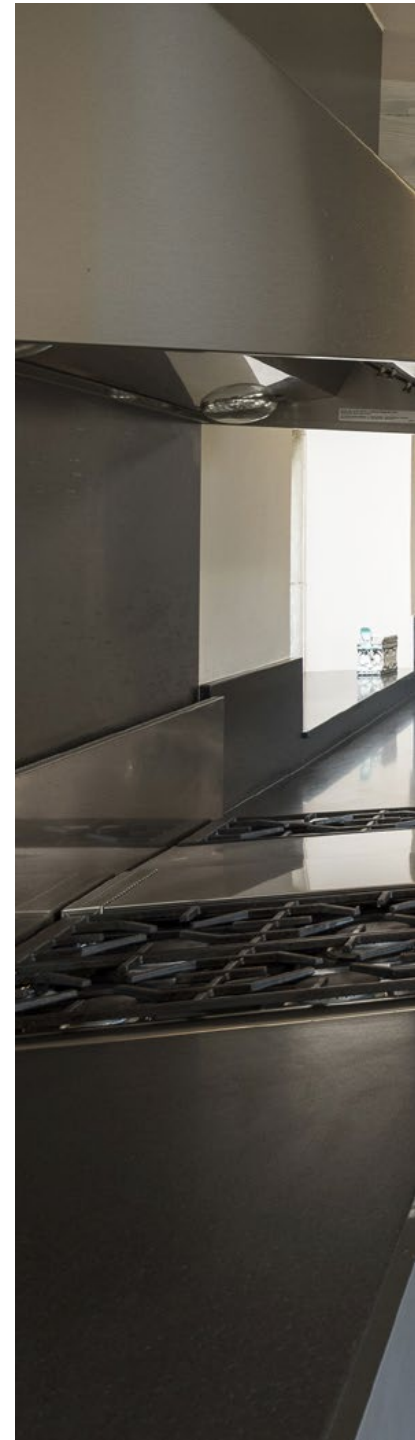
The owners have just finished a complete reconfiguration and renovation of the house, making the most of the original layout and enhancing it further. Following on from a similarly successful restoration of another significant house nearby, the attention to detail is evident everywhere, retaining and repairing features such as shutters and stone mullions and using reclaimed floor boards, polished limestone flags, stairs of Green Oak, detailed stone and marble fireplaces and some fabulous bespoke radiators, features in their own right.

Importantly, the renovation includes a new gas heating and plumbing system, with underfloor heating in the kitchen, prep room and utility area, as well as the master bathroom. The house has been completely re-wired, including

data cabling throughout and a new security and fire alarm system. Upton House has been brought firmly into the 21st Century and is ready for modern day family living.

Improvement works include connecting the house into a former annexe, creating a fantastic open plan kitchen with a built in breakfast area, large central island, minimalist finish and added new glass doors maximising the views over the grounds and beyond. They have also obtained planning permission and listed building consent to add a further garden room here as well if a new owner wished.

Linking the kitchen with the rest of the house is the preparation area, fitted out with cupboards and wine chillers, with a pantry and the wonderful dining room just off. A back passage passes one WC and the back door, connecting to the reception rooms beyond. The dining room is 27' long, with a marble fireplace and lovely bay window overlooking the gardens. It connects directly to the main entrance hall with stairs to the upper floors and beyond to the drawing room and interconnecting withdrawing room. This lovely double room has an open fireplace and large stone mullion windows, facing southeast and benefitting from lovely morning light. The boot room and utility space lie beyond, with a further WC, plant room and access to the rear yard.











Upstairs, similar improvements have been made. The first floor provides four bedrooms with en suite bath or shower rooms. The principal bedroom is particularly impressive, with high vaulted ceiling and connecting dressing room, with free-standing bath tub and separate shower with WC. There is also a lovely little study and the central staircase continues to the second floor, with three good sized bedrooms, one with en suite shower room and a separate family bathroom. There are further loft and storage rooms. Please see the floor plans for further details.



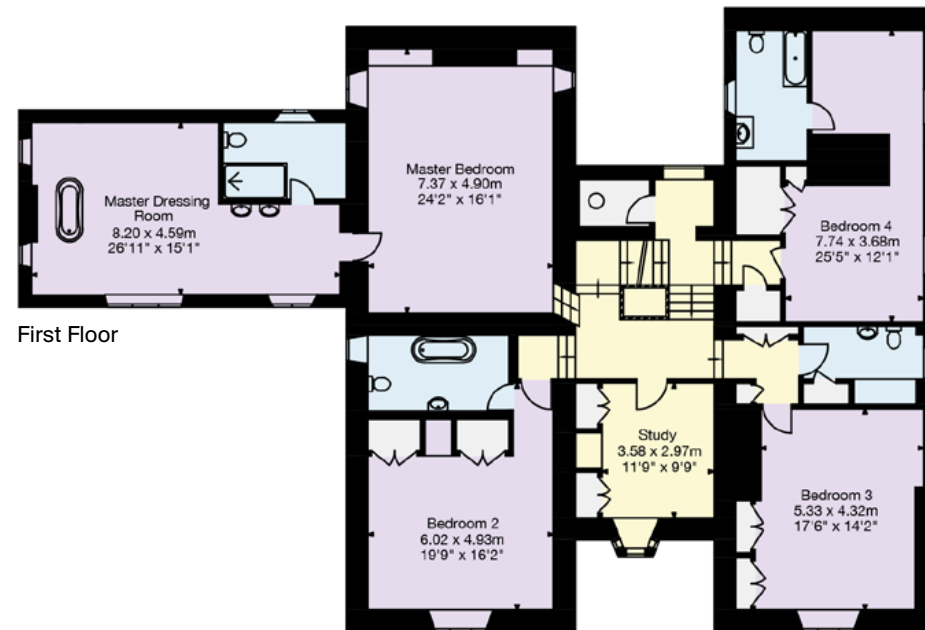
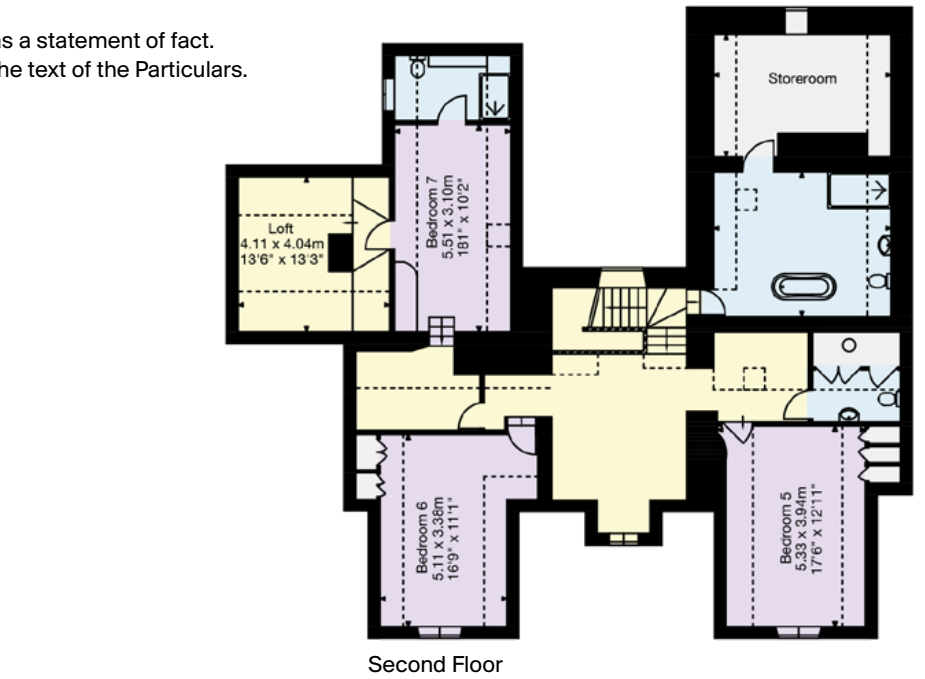
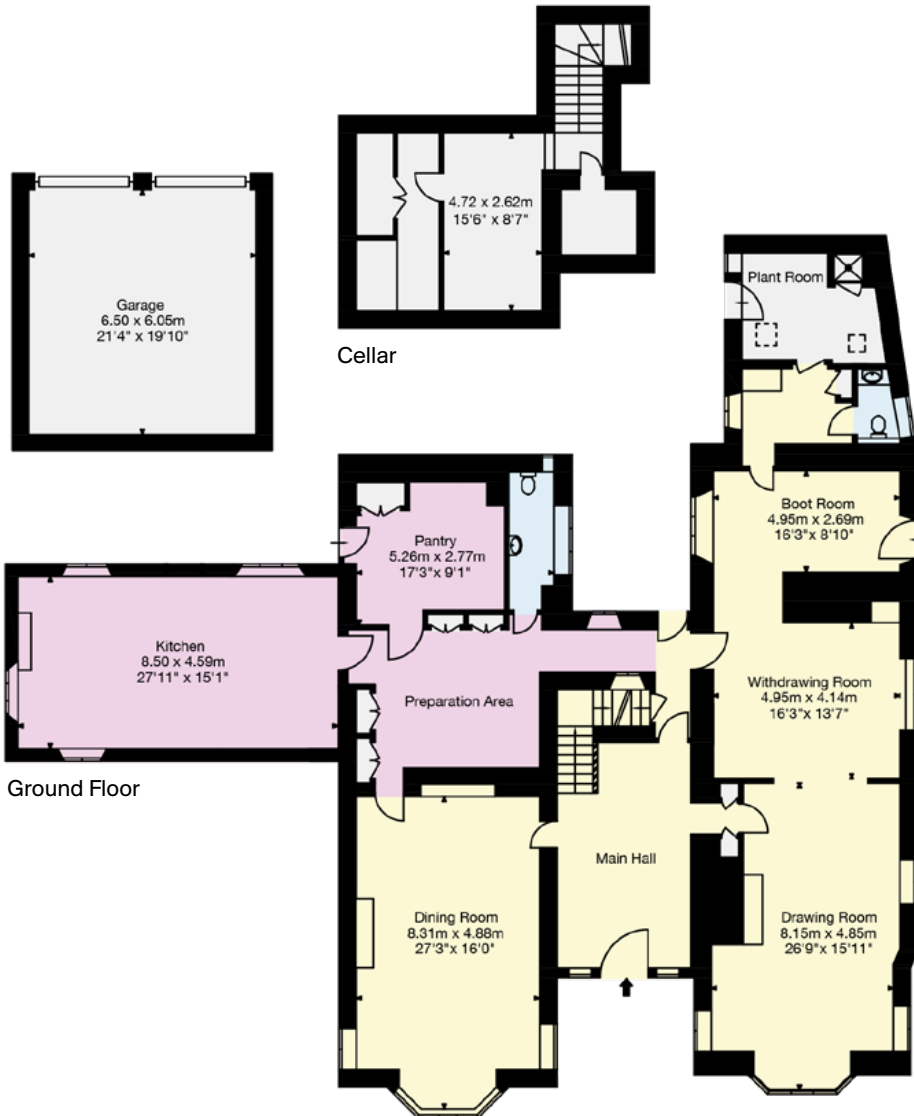
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**

**Main House: 701 sq m / 7,552 sq ft**

**Garage: 39 sq m / 423 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.







## Gardens and Grounds

The garden of approximately 2.4 acres is immaculate, improved by the current owners and offers a lovely balance of lawn, formal gardens, orchard, productive vegetable garden and a former grass tennis court, currently arranged as a rustic parterre.

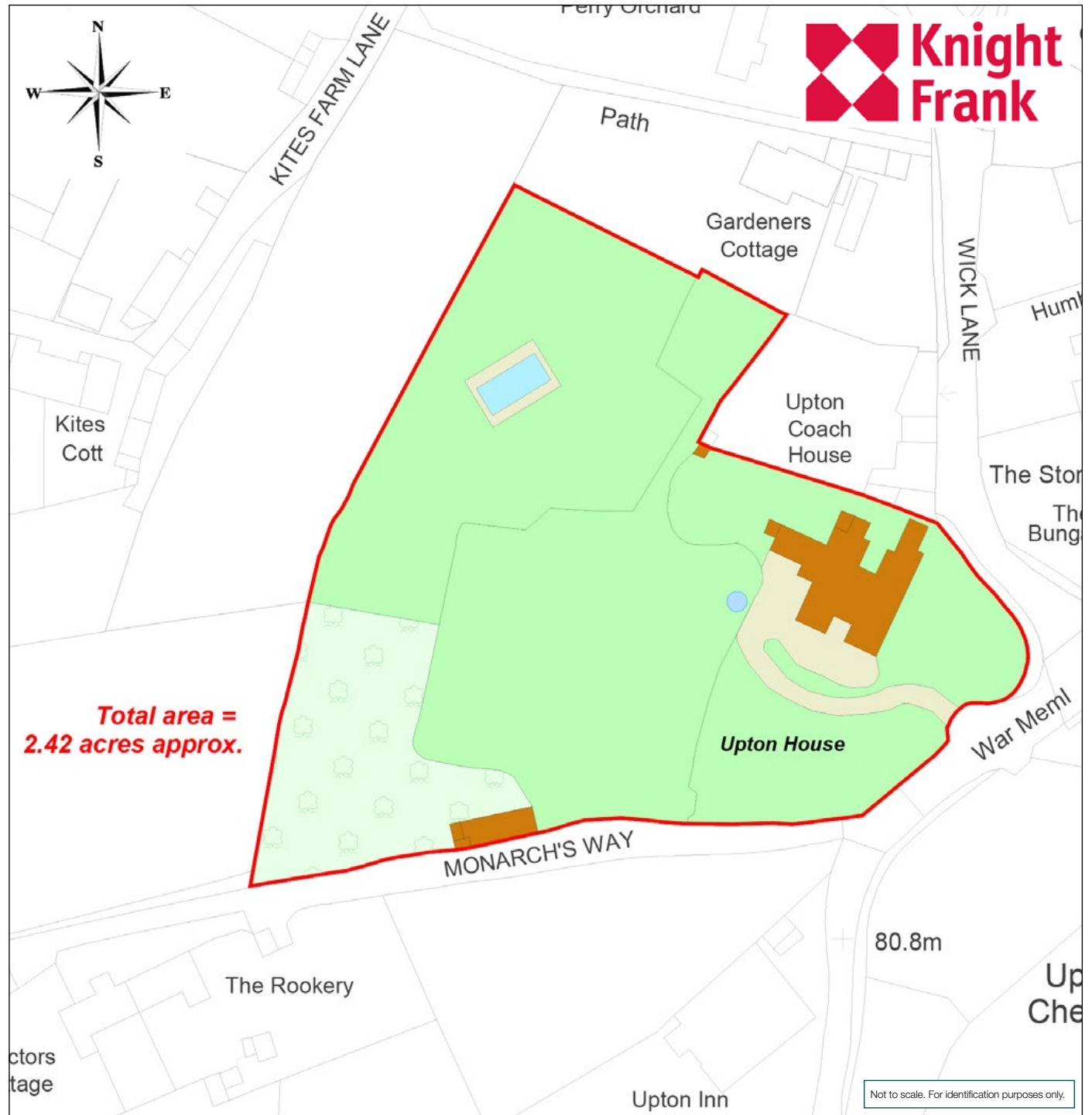
Automated entrance gates open onto the gravelled drive that sweeps down around the front façade of the house and up to the side to a large parking area with double garage. The gates, piers and beautiful stone boundary wall are Grade II listed in their own right.

A generous terrace overlooks the pond with ornate fountain and with carefully arranged planters and mature wisteria across the

front of the house, provides a special sense of arrival and setting for this fine family house.

The heated outdoor swimming pool lies to the west of the house in an elevated position with incredible views. It faces southwest so is a fantastic sun trap during the summer months. Further outbuildings provide garden and machinery stores.

The Cider Barn is a detached stone building and lies to the south of Upton House with separate access from a village lane. At present used as a fun ancillary party space and storeroom, it is still fitted with some of the old cider press equipment.





## Council Tax

Band H

## Directions (BS30 6NQ)

From the M4 (Junction 18) take the A46 towards Bath. After a couple of miles turn right on to the A420 at the first roundabout. After half a mile and at the brow of the hill turn left onto Freezinghill Lane following the signs for Lansdown and the racecourse. Follow this road for about 1 mile and at the bottom of the hill turn right for Upton Cheyney. Go straight over the crossroads onto Marshfield Lane and keep going straight on until you reach the village of Upton Cheyney. The entrance gates to Upton House are on your right hand side, just after a right hand turning onto Wick Lane and before the Upton Inn pub.

## Viewings

Viewing by prior appointment only with the sole agents Knight Frank LLP.



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## Method of Sale

The freehold of Upton House is available for sale by private treaty with vacant possession on completion.

## Services

Mains water, electricity and drainage. LPG central heating and hot water. Oil-fired heater for swimming pool.

## Planning

South Gloucestershire District Council Tel: 01454 863 060  
 Planning permission and listed building consent were granted in November 2018 for the “erection of a single storey front and side extension to form garden room”, located off the kitchen and dining room of Upton House. Reference No PK18/5209/LB and PK18/5208/F.

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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