

Batch Orchard

Batcombe, Somerset





A beautifully presented, and very cool modern family home, in a private position within the desirable village of Batcombe.

Bruton 3.1 miles , Castle Cary 7.8 miles, The Newt 8.1 miles, Frome 8.8 miles, Babington House 11.4 miles, Bath 23 miles
 (All distances are approximate)



Summary of accommodation

Main House

Lower Ground Floor: Open plan kitchen/dining/family room | Living room | Library | Cloakroom | 2 store rooms

Ground Floor: Entrance hall/boot room | Utility/laundry room | Play room | Principal bedroom suite
 Double bedroom with walk-in wardrobe & en suite bathroom | Further double bedroom | Shower room

First Floor: Double bedroom en suite bathroom | Double bedroom with en suite shower room

Garden, Grounds and Outbuildings

Attached double garage | Parking | Home office | Log store | Tree house | Garden | Pond

In all approximately 1.06 acres

Situation

Batch Orchard is situated below a quiet country lane in a private and secluded position, within the village of Batcombe. The property looks out across a natural amphitheatre of beautifully landscaped garden framed by a belt of mature woodland; which is on the edge of the Mendip Hills within an Area of Outstanding Natural Beauty. The village has a fantastic pub The Three Horseshoes, a church and a hall.



Nearby Bruton has excellent amenities that can cater for most day-to-day requirements. These include several restaurants and cafés, two pubs, a butcher, artisan bakery, four mini-supermarkets, petrol station, pharmacy, Post Office and a selection of independent shops. The town also has a vet, doctor's surgery and dentist. The Newt in Somerset is only a few miles away, and Babington House is also within easy reach.



The A303 provides a direct route to London via the M3 and there is a mainline rail service from Bruton to London Paddington, and the new train to Waterloo. Nearby Castle Cary has a mainline station offering more services.



There is a primary school and excellent local independent schools in Bruton to include King's School Bruton and the state owned boarding school Sexey's. Also nearby are All Hallows, Downside, Hazelgrove, Port Regis and the Sherborne schools also within easy reach.



The House

The property has undergone a recent extensive renovation, and now presents as an exquisite five bedroom country house.

The accommodation is arranged over three floors with the principal reception rooms on the lower ground floor. There is the library with fitted bookshelves along two walls, oak parquet floor and a glazed partition opening to the living room, which also has a parquet floor, two window seats and a wood-burning stove.

A couple of steps lead down to the gorgeous open plan kitchen/dining/family room, where you really do get that 'wow' factor as soon as you enter. It benefits from the south-west/south-east axis with tall picture windows and built in oak window seats which run around the perimeter with southerly views across the beautiful garden. There is an impressive central island with a breakfast bar, stylish Corian worktops, an electric range cooker, excellent appliances throughout and a striking slate stone floor. This space has been designed with entertaining in mind, however, it is equally wonderful for all the family to enjoy.

There is direct access onto a generous terrace, ample storage and cabinetry, as well as further storage in the large basement below.

On the ground floor is the principal bedroom suite, which has a walk-through dressing room leading to its en suite bathroom with separate shower and underfloor heating. Beyond it is the play room which has a timber floor and wood-burning stove and leads to a double bedroom with en suite bathroom with shower, this again, benefits from underfloor heating.





There is also a further double bedroom and the family shower room. A short corridor leads to the boot and laundry rooms with access to the attached double garage. On the first floor are two further en suite double bedrooms.



Gardens, Grounds & Outbuildings

The property is approached through electronically operated, double timber gates via a brick-paved driveway, which leads to the parking area besides the attached double garage.

The garden is designed for ease of maintenance, consisting of a central lawn fringed with woodland and shrubs and borders skirting the terrace. It extends out on two sides of the house and slopes down from the house and parking area in a natural, shallow bowl that is fringed on its outer edge by a mixed belt of mature broadleaf and evergreen trees including horse chestnut and weeping willow. There are also a selection of young fruit trees.

The house's position gives a wonderful sense of arrival with short flights of wide, shallow stone steps leading down to the terraces, which extends out from the south-western side of the house. Glazed doors give the terrace direct access to the hall and kitchen/living room and enable the house to be opened up in fine weather, making it a perfect house for entertaining.

The woodland conceals a timber-built home office with views back across the garden towards the house and an impressive tree house incorporating a balcony and slide.

FLOORPLAN

Approximate Gross Internal Floor Area

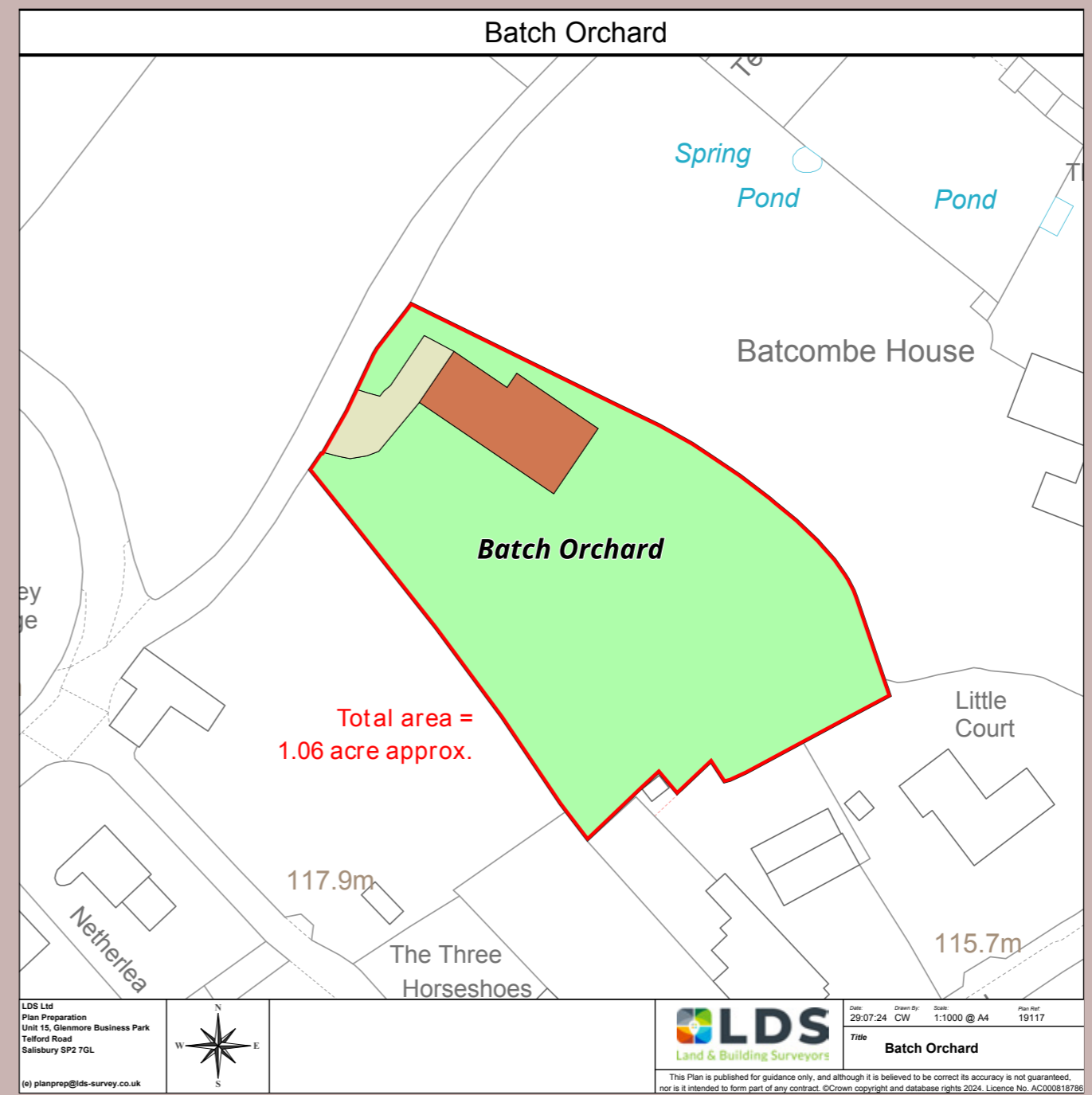
Main House: 465 sq m / 5,005 sq ft

Garage: 29 sq m / 310 sq ft

Outbuilding: 10 sq m / 105 sq ft

Total: 504 sq m / 5,420 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.



Property Information

Services:
Mains electricity & water. Private drainage (septic tank). Oil fired central heating. The home office is fitted with CAT5 cabling and underfloor heating.

Tenure:
We are advised that the property is Freehold.

Local Authority:
Mendip District Council - somerset.gov.uk

Council Tax:
Band G

EPC:
C

Guide Price:
£2,250,000

Postcode: BA4 6AA

What Three Words: //unto.halt.prevented

Viewings:
Strictly by prior appointment with the Knight Frank, LLP

LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 29/07/24 Drawn By: CW Scale: 1:1000 @ A4 Plan Ref: 19117
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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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