

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



DENMAN HOUSE, THE STREET, DRAYCOTT, BS27 3TH



DENMAN HOUSE
THE STREET, DRAYCOTT, BS27 3TH

A handsome house of great charm and character enjoying a quiet, very private setting in the heart of this popular village, at the foot of the Mendip Hills, between Cheddar and Wells and in easy reach of Bristol.

The house includes a reception hall, cloakroom, a large sitting room, separate dining room, kitchen and breakfast room (with an Aga), Study/Snug, utility room and integral garage. On the first floor are 5 bedrooms and 3 bathrooms.

Outside are delightful, well landscaped and easily managed gardens with privacy plus ample parking areas.

Guide price £1,000,000

Location

Draycott is a popular village and Denman House has an enviable position in the village, well away from traffic and with great privacy and plenty of parking space. It's accessed from a quiet residential village lane called "The Street" and its boundary starts from this lane. The drive, then leads to the gated access of the gardens.





Description

Denman House was built to an impressive specification by the highly respected builders- Mendip Homes - in 2002 using beautiful, reclaimed materials which are seamlessly bonded and complemented by contemporary details.

Features include oak beams, oak flooring (refurbished 2 years ago), stone mullion and stained-glass windows, latched doors, and lancet style arched windows and doors. These give the house period character and charm, combined with the modern convenience of double glazing, newly upgraded luxury bathrooms, central heating and an Aga.

The front door opens to the spacious entrance hall with a cloakroom with basin and wc. To the right of the hall is the sitting room. This is a beautiful triple aspect room with a massive stone fireplace with a wood burner, an equally massive oak beam plus oak flooring and French windows. On the other side of the hall is the dining room with fireplace and beams and there's also a study, equally suited as a snug.

The kitchen & breakfast room is a great room with stone flooring, a range of painted oak units, corian work-surfaces, a cream, gas-fired 4 oven aga, Baumatic gas hob, double Belfast sink, integrated dishwasher and a door to the utility room. Here are a further range of units, corian work-surfaces, a Belfast sink, space and plumbing for washing machine, tumble-dryer and fridge/ freezer. A door leads from this room into the integral garage which has an electric door.

Upstairs

The stairs lead to a spacious galleried landing which has an airing cupboard. There are 5 bedrooms and 3 excellent bathrooms on this floor.

The main bedroom is a big room with fitted wardrobes, a dressing room (with fitted shelving and hanging rails) and a bathroom with a bath, shower basin and wc.

The main guest bedroom also has an en suite bathroom – again with both bath and shower.

There are three other bedrooms with two having fitted wardrobes.

The third bathroom is the family bathroom with a basin, bath and wc – again well appointed.





Outside

A field gate opens to the gravel courtyard bounded by the house, stone garden walls and a high laurel hedge which together with silver birch trees give great privacy.

On the southerly side of the house there is a truly delightful garden, again bounded mainly by stone walls and again with great privacy. This garden is beautifully landscaped for ease of maintenance and to create several “rooms.” These include a westerly facing terrace adjacent to a glass porch into the house.

There are also mature shrub and flower beds, specimen trees, a lawn, a south facing terrace, a garden store shed and pathways around each side of the house to the front courtyard.

Other points.

Freehold. The drive between the village lane (The Street) and the field gate into the gardens is subject to rights of way to other properties.

Mains services and gas central heating. Fully double glazed.

Excellent EPC Band (C). Council Tax Band F. Lot size – just under a quarter of an acre.

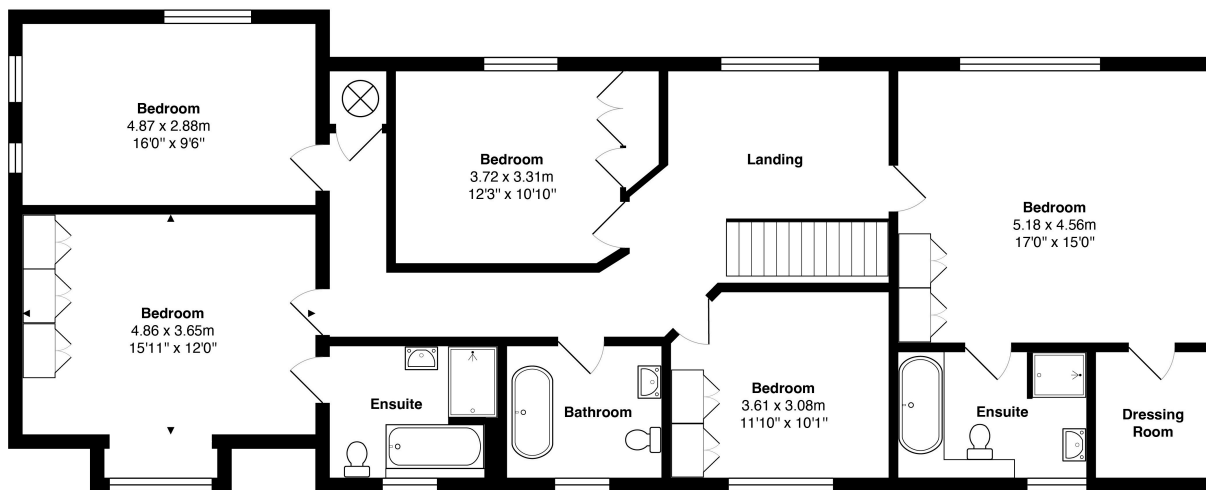
About the area

Draycott is a small village nestling on the southern slopes of the Mendip Hills, an area of outstanding natural beauty popular with walkers and very accessible to the public. The village is very active socially and amenities include a church, village hall, primary school, playgroup, playing fields, village shop/post office and pub. The nearby towns of Cheddar, Wells and Wedmore offer a large range of other facilities. There are also primary schools in Westbury sub Mendip and Cheddar as well as secondary state schools at Kings of Wessex in Cheddar and the Blue School in Wells. The independent schools, Sidcot, Millfield and Wells Cathedral are also within easy reach.

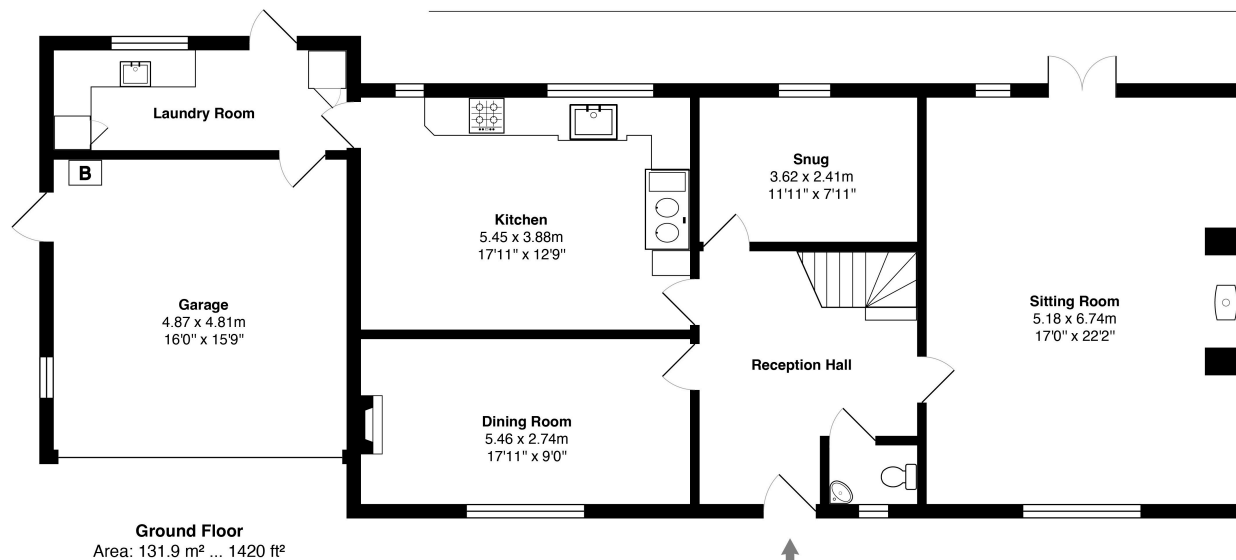


Denman House, Draycott

Approximate gross internal floor area of main building - 266.4 m² / 2,867 ft²



First Floor
Area: 134.5 m² ... 1447 ft²



Ground Floor
Area: 131.9 m² ... 1420 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.
VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

