

# *Etonhurst*

BATH ROAD • ASHCOTT • TA7 9QS





# Etonhurst

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Street 3 miles, Millfield School 4 miles, M5 (Jct 23) 8 miles, Bristol International Airport 22 miles  
(All mileages and times are approximate)

*A spectacular and beautifully restored 19th century house of stunning proportions and grandeur*

## **GROUND FLOOR**

Reception Hall, Living Room, Dining Room, Sitting Room, TV Room, Kitchen/Breakfast Room

## **FIRST FLOOR**

Principle Bedroom Suite with Dressing Room and en suite Bathroom  
3 further Bedrooms (two en suite), Bathroom, Games Room, Library

## **SECOND FLOOR**

3 further Bedrooms all with en suite Bath /Shower Rooms

Unconverted Wing

Wine Cellar, Outbuildings and Garaging

Land in all approx 4.3 acres

EPC RATING = E



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Your attention is drawn to the Important Notice on the last page of the text.

## Situation

The property is situated in an elevated position on the outskirts of the village of Ashcott, a small village lying about 3 miles to the west of Street. The area is well served by independent and state schools, with the renowned Millfield School just over 4 miles away and Wells Cathedral School approximately 11 miles distant.

Ashcott provides several public houses, a Parish church, local butcher, post office and village hall. There is also a village cricket club. Nearby Street provides for day to day requirements with a substantial supermarket, speciality shops and Clarks Village outlet shopping centre.

Bristol International Airport is approximately 22 miles distant and Junction 23 of the M5 lies approximately 8 miles to the west offering fast communication links to Bristol, Exeter, Taunton and Bath. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. Communication links are excellent with a mainline rail link to London Paddington (journey time approx 90 minutes).









## Description

Etonhurst is a stunning and beautifully restored 19th century house. The property has significant architectural merit and substantial proportions. Etonhurst was associated with Millfield School and was a boarding house for several years. In recent times, the property has undergone significant refurbishment and transformation. The accommodation has been radically modified and the fabric of the building has been overhauled to include the upgrading of the heating, plumbing and rewiring. Internally the house is presented in immaculate order with all improvements executed with considerable style, flare and attention to detail.

The property is constructed of mellow brick under a slate tile roof with four bays on the south elevation arranged over three floors. The entrance portico is of dressed Bath stone with arched entrance ways.

Upon entering you are immediately aware of the overwhelming feeling of space, volume and light. The main reception hall is impressive and the staircase particularly fine. The proportions of the rooms are superb. Of particular note is the living room with wooden floors and wedding doors offering the flexibility of converting two intimate rooms into one fantastic entertaining space.

There is a striking and grand formal dining room and a comfortable TV room. A recently fitted kitchen/dining room with bespoke hand painted units completes the principle ground floor rooms. The kitchen has granite work surfaces, a four-oven gas Aga and a comprehensive range of integrated appliances.

The upper floors continue the theme of grand proportions and space. There is a library and games room, a luxurious master suite, six further bedrooms and five further bathrooms.















- Unrenovated Wing
- Reception Rooms
- Kitchen/Utilities
- Bedrooms
- Bathrooms
- Circulation Areas

# ETONHURST

Gross internal area (approx.)

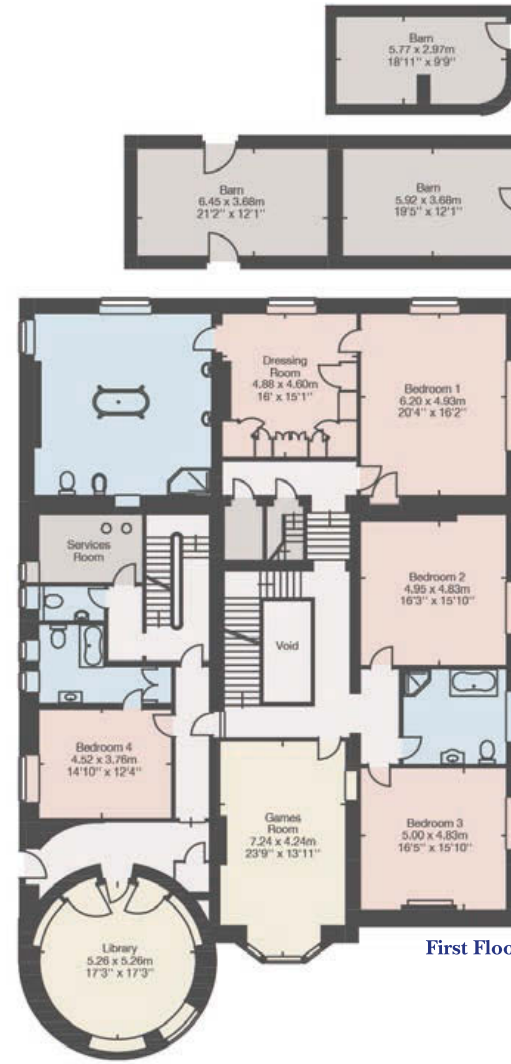
12093 sq ft (1123 sq m)

Garage = 774 sq ft (72 sq m)

Outbuildings = 1350 sq ft (125 sq m)

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		73
(1-20)	G		
Not energy efficient - higher running costs			





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## Outside

Externally the grounds have been improved significantly with a comprehensive landscaping scheme implemented by the current owner. You arrive via electric gates and proceed down a brick paved tree-lined driveway. The sense of arrival is superb. There is a paved forecourt for parking and garaging.

There are formal gardens laid to lawn and terraces and a courtyard perfect for al fresco dining and entertaining. There are a number of attached and detached outbuildings that offer further scope.

A particular feature is the brand new tennis court and cricket net. In all, the grounds extend to approximately 4.3 acres.

## Directions

From the M5 junction 23, follow the A39 towards Glastonbury for approximately 8 miles before arriving at Ashcott. Etonhurst is on your left behind a high brick wall.

From Street, join the A39 continuing through the village of Ashcott. Proceed up the hill where the property will be seen on the right hand side behind a high brick wall.

## GENERAL REMARKS AND STIPULATIONS

### Tenure

Freehold

### Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### Local Authority

Sedgemoor District Council: Tel: 0845 408 2540 or HYPERLINK "<http://www.sedgemoor.gov.uk>" [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk)

### Viewings

Strictly by appointment with Savills.





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