FIELDGROVE HOUSE
BITTON • SOUTH GLOUCESTERSHIRE
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“A secret oasis of tranquility”

Fieldgrove House is an exceptional Grade II listed family house in a stunning lakeside setting. The peaceful and secluded location is a haven for wildlife, with a balance of landscaped gardens, paddocks and pasture.

Keynsham 4 miles • Bath 7 miles (Bath Spa to London Paddington from 90 minutes)
Bristol 7 miles • M4 (Junction 18) 10 miles
(All distances and times are approximate)

Fieldgrove House
Entrance hall • Drawing room • Study • Dining room • Sitting room • Inner hall • Kitchen / breakfast room
Larder • Utility room • Boot room • Games room • 2 cloakrooms

Master bedroom suite with dressing room and large bathroom • 3 further bedrooms with en-suite bathrooms
Bedroom / gym with shower room • 2 further bedrooms • Bathroom

The Cottage
Detached 1 bedroom cottage with shower room and open plan living space

Gardens and Grounds
Stone barns / garages • Extensive parking • Courtyard garden • Lake with islands • Ponds • Stream and wetlands
Landscaped gardens • Paddocks • Pasture

In all about 14.95 acres (6.05 hectares)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation & Amenities

Fieldgrove House is situated in a very private and peaceful setting at the end of a quiet country lane on the edge of the village of Bitton. The property is extremely well located for an extensive range of professional and recreational facilities in both Bristol and Bath.

The City of Bath, a UNESCO World Heritage Site, is only 7 miles away providing first class shopping, educational and cultural attractions including the Roman Baths, Holburne Museum, The Royal Crescent, Prior Park Gardens and the Theatre Royal.

There is good access to the national motorway network with the M4 (Junction 18) and M5 being approximately 10 miles away. Excellent rail services can be found at Bristol Temple Meads, Bristol Parkway and Bath Spa (about 90mins to London Paddington). Bristol Airport is approximately 15 miles away offering extensive national and international services.

There are a number of golf courses nearby including Tracey Park, The Kendleshire and The Lansdowne, in addition to other excellent sporting facilities in Bristol and Bath. The huge range of sporting opportunities nearby includes hunting with the Avon Vale, whilst Bath provides excellent golf, cricket, rugby and racing within a short drive of Bitton.

The area is renowned for the quality of its private and public schooling for boys and girls of all ages. Prior Park, Stonar, Monkton Combe, King Edwards, the Royal High School for Girls and Kingswood are all within easy reach and further afield are Badminton, Downside, Cheltenham, Marlborough, Millfield and St Mary’s Calne. Bath University is ranked in the Top 10 in the country by the Sunday Times.
Fieldgrove House

Fieldgrove House is a classical unspoiled gem, nestled in a secluded part of South Gloucestershire, between Bath and Bristol. The house is constructed of coursed tenant stone rubble under a hipped modern tile roof with stone coping, quoins and freestone dressings. The magnificent façade was added in the eighteenth century creating a Georgian appearance with a symmetrical three storey front complimented by a central portico with four Tuscan columns.

The house has a fascinating provenance and is believed to have been a hunting lodge in Saxon times before undergoing a number of additions and extensions over the intervening period. In the 16th century Sir John Harrington, a godson of Queen Elizabeth I, is recorded to have lived at Fieldgrove House where he entertained the monarch. He and his brother Francis, of Kelston Towers, were the original inventors of the flushing toilet which they designed in the cellars beneath the house. Fieldgrove was also occupied by the Fry family who built their chocolate factory beside the nearby River Avon.

The house has been improved by the current owners to create superb modern day family living whilst retaining much of the Georgian detailing which includes ornate cornicing, working fireplaces and window shutters. The house balances both elegant formal rooms and flexible family accommodation. Of particular note are the well-appointed reception rooms and the kitchen/breakfast room with its vaulted ceiling and views over the rear courtyard.

There is scope to extend the house further, subject to the necessary planning consents, including a potential orangery, swimming pool and further garaging.

Whilst substantial in many ways, the house is easily maintained and the modern, efficient services ensure reasonable running costs for a property of this size and calibre. The house is very secure with state of the art protection and independent power and sewage systems installed by the current owners.
Gross internal area (approx.)
Total = 769 sq m (8269 sq ft)
Main House = 696 sq m (7489 sq ft)
Garages = 62 sq m (662 sq ft)
Store = 11 sq m (118 sq ft)
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**The Cottage**

The recently refurbished cottage provides a large open plan living area, double bedroom and shower room. The cottage has independent services.
Gardens and Grounds
A long gravel drive sweeps around the lake to the front of the house, creating a fabulous sense of arrival, then continues on to a large area of parking at the side of the house. There is also a second entrance gate which provides discrete access for the cottage and deliveries. Fieldgrove is a magnificent family home, ideal for entertaining and the gardens complement the house perfectly. The balance of landscaped gardens, ponds, lake, stream, paddocks and pasture has created a wildlife haven, with diverse ecosystems enhancing the sense of rural living, despite being so close to Bath and Bristol. The south facing elevations of the house are surrounded by areas of terrace with a hot tub and plenty of space for alfresco dining. Beyond the terrace is a summer house or spa room. To the south are a wonderful large children’s play area and a large chicken run.

The extensive lake, home to swans and a variety of other waterfowl, features bathing jetties, a sandy beach, boat dock and two islands, one with a large BBQ house and decorative lighting. To the east of the lake is the stream with extensive wetland area, a small paddock and a larger field, extending to about 9.5 acres, which is currently let out on a grazing licence. Two large stone barns provide plenty of stores and additional garaging to support the running and maintenance of the house.
**Method of Sale**

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

**Directions (BS30 6HU)**

From Bristol: follow the A4 before turning left on to the A4174 Northbound. Continue to roundabout and turn right signed A431 Willsbridge and proceed to Bitton. On entering Bitton turn right in to unmarked Fieldgrove Lane and follow lane for approximately 0.5 miles to the gated entrance to Fieldgrove House.

From Bath: Take the A431 towards Bristol, which leads directly into the village of Bitton. Proceed through village and turn left into unmarked Fieldgrove Lane.

**Services**


**Fixtures and Fittings**

All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Local Authority**

South Gloucestershire Council
www.southglos.gov.uk

**Council Tax**

Band H

**Viewings**

Strictly by prior appointment with the sole agents Knight Frank LLP.