

# THE OLD RECTORY

HINTON BLEWETT • SOMERSET











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Bristol 13 miles • Bath 13 miles (London Paddington 84 minutes) • Bristol Airport 9.4 miles  
(Distances and time are approximate)

*A beautiful Grade II listed Georgian village house, within easy reach of Bristol and Bath,  
with private enclosed gardens and stunning views over the surrounding countryside.*

Entrance hall • Drawing room • Morning room • Study • Dining room  
Kitchen • Pastry kitchen • Breakfast room • Cellars

Master bedroom with dressing room and en suite bathroom  
5 further bedrooms • 4 further bathrooms • Dressing room/playroom

Extensive integrated garaging for 10 vehicles

Enclosed gardens and grounds

**In all about 0.9 acres**



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## Situation

The Old Rectory is situated in the middle of the picturesque and peaceful village of Hinton Blewett, equidistant between Bath and Bristol. The property is surrounded by enclosed gardens, offering great privacy and the elevated position of the house allows for fantastic views over the Mendip Hills to the south west.

Hinton Blewett is a pretty Somerset village with an active community, a wonderful church and a well-regarded pub called The Ring O' Bells.

Bristol and Bath are both about 13 miles from The Old Rectory and offer extensive shopping and recreational facilities. Bath, which is a UNESCO World Heritage Site, also offers the famous Roman Baths as well as the Holburne Museum and Theatre Royal.

Road connections are good, with access to the M4 motorway at junction 18, approximately 23 miles to the north east and access to the M5 at junction 21, which is about 17 miles to the west. Regular train services to London Paddington can be found from both Bristol Temple Meads (from 104 minutes) and Bath Spa (from 84 minutes). Bristol Airport is less than 10 miles away and offers flights to various international destinations.

There are a number of golf courses nearby including Farrington Park and Fosseway Golf Club. There is national hunt racing at Bath racecourse, and hunting with the Avon Vale as well as fishing and sailing on the Chew Valley Lake. Bath and Bristol provide a range of sporting activities including cricket and rugby, and Castle Combe circuit is about 28 miles to the north east.

The area is renowned for the quality of its schooling for boys and girls of all ages. Schools in the area include Clifton College, Downside, Wells Cathedral School, Millfield, King's Bruton, King Edwards, Monkton Combe, Royal Bath High School and Kingswood. Bath and Bristol both have highly regarded universities.







## The Old Rectory

The Old Rectory is an extremely attractive, classical Georgian House approached from a gated driveway which leads to a gravel parking area in front of the property. The house is Grade II listed and positioned in the village, with great privacy from the enclosed gardens and high hedges surrounding the house.

According to the English Heritage, the oldest part of the house dates from the 17th century, with 18th century additions. The Old Rectory is a grand house on a manageable scale, within a layout that lends itself perfectly to a modern family home.

The impressive entrance hall displays the grand Georgian elements of the house, with a flagstone floor and galleried staircase leading to the first floor. The principal reception rooms are accessed from the hall, including a superb formal drawing room with a marble surround fireplace and vast sash windows looking out over the gardens.

The older part of the house contains the panelled dining room, as well as a fantastically designed Smallbone kitchen with granite work surfaces and four oven AGA set into an inglenook fireplace with its original bread oven. There is an additional pastry kitchen next to the main kitchen, also extremely well designed by Smallbone, with a central island and preparation areas.

The breakfast room has a doorway leading out to a sheltered courtyard area for outdoor entertaining and the rear hall gives access to the cellars.

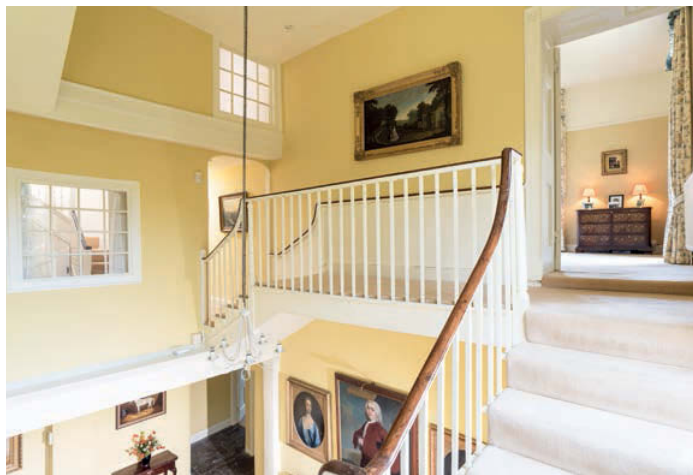
The impressive Georgian proportions continue to the first floor, most notably in the master bedroom suite which features a dressing room and en suite bathroom as well as a floor to ceiling sash window giving far reaching views over the surrounding Somerset countryside. There are a further 2 bedrooms and 2 bathrooms on this floor and a large dressing room/playroom at one end. The second floor has a fourth bedroom and bathroom, and there are another 2 bedrooms and a bathroom on the third floor. The third floor would lend itself well as an area for a nanny or au pair.













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

## Approximate Gross Internal Floor Area

697 sq m / 7,504 sq ft







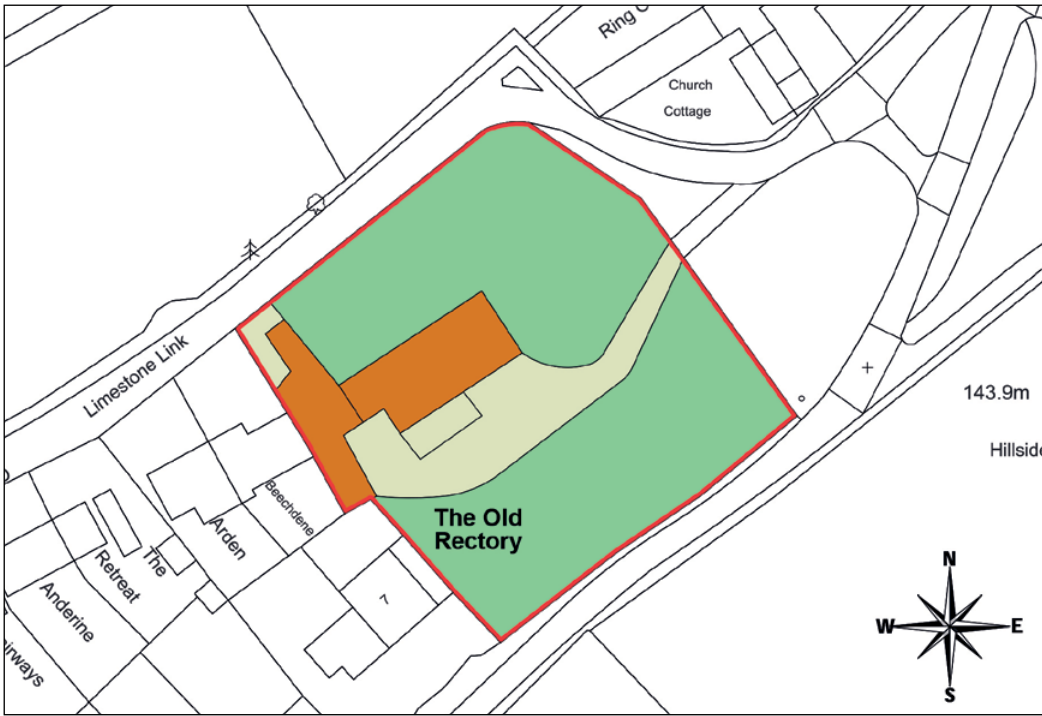
### Garage

Attached to one end of the house is the integrated and extensive garaging created by the current owners. There is space for 10 cars, and features underfloor heating and a dehumidifying system. Vehicular access is to the rear of the house via a pretty cobbled court yard. The garages can also be accessed from inside the house via the kitchen.

### Gardens and grounds

The house is surrounded by enclosed gardens, mostly consisting of large areas of lawn and a mixture of specimen trees and shrubs. The gardens are a wonderful area for children as they are fully enclosed and give the house a true sense of seclusion whilst being in the centre of the village.









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Photographs: September 2015. Particulars: October 2015. Kingfisher Print and Design. 01803 867087.



## Method of sale

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

## Services

Mains electricity. Mains gas. Mains water. Mains drainage. Gas central heating. BT landline.

## 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

Bath and North East Somerset  
[www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## Council Tax

Band H

## Rights of way

The drive leading from the road to the entrance of The Old Rectory is part of the common, and The Old Rectory has a permanent right of way over it.

## Directions (BS39 5AN)

From Bristol, take the A37 southbound and continue for about 9 miles. At Clutton, turn right after The Warwick Arms, onto Stowey Road and continue for about a mile. Turn left at the crossroads and you will come into Hinton Blewett. Pass the Ring O'Bells pub on your right hand side, driving on Upper Road. The gates for The Old Rectory will be straight ahead.

From Bath, take the A36, Bristol Road westbound. After about 2.5 miles, take the second exit at the roundabout onto the A39 towards Marksbury. At Marksbury, turn right onto the A368 and continue to the end of the road. Turn left onto the A37 towards Clutton and follow the directions above.

## Viewings

Strictly by appointment with the selling agents Knight Frank LLP.



