

# ETONHURST - TO LET

ASHCOTT • SOMERSET











# ETONHURST

## ASHCOTT • SOMERSET

*A fantastic family home ideally located for Millfield School and positioned in a stunning elevated setting with far reaching views over the Somerset countryside.*

Millfield School 4 miles • Street 3 miles • Castle Cary 15.5 miles (London Paddington 90 minutes)  
Bristol International Airport 22 miles • Bristol City Centre 30 miles  
(Distances and times are approximate)

### Ground Floor

Porch • Reception hall • Sitting room • Living room • Dining room • TV room  
Kitchen/breakfast room • Utility room • Cloak room • Unrestored wing

### First Floor

Master bedroom suite with dressing room and en suite bathroom  
3 further bedrooms • 2 bathrooms • Games room • Library • Cloak room • Strong room

### Second Floor

3 bedrooms with en suite bathrooms • House-keeper's room • Cloak room  
Wine cellars • Workshop • Boiler room • 3 barns • Studio • Garden room  
Tennis court • Cricket net • Paddock • Gardens and grounds

**In all about 4.3 acres (1.74 hectares)**



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



## Situation and Amenities

Etonhurst sits in a commanding position with superb views over the surrounding countryside. The nearest village is Ashcott, which contains a number of pubs, a local butcher, post office and village hall. Street is about 3 miles to the east and provides more comprehensive shopping facilities in the form of Clarks Village as well as a supermarket and independent retailers.



Etonhurst is conveniently located for Millfield School, which is about 4 miles to the east. Millfield is a highly regarded independent school for boys and girls aged from 2-18, perhaps most famous for its sporting heritage. Other schools in the area include Wells Cathedral School, Downside, Taunton School, King's College, Wellington School and a number of well-known schools in Bath and Bristol.



There is a mainline railway station at Castle Cary, which is about 15.5 miles away with a regular service to London Paddington from 90 minutes.



Road communications are also good, with the A39 linking with the M5 motorway at junction 23, giving access to Exeter and the West Country as well as Bristol, the midlands and the north.



Bristol International Airport is about 22 miles to the north.



There are many recreational activities in the local area, with several golf courses nearby as well as national hunt racing at Taunton, Wincanton and Bath. The nearby Mendip Hills area provides numerous opportunities for walking, caving, rock climbing, and a large network of bridleways.







## Etonhurst

Etonhurst is an unlisted house which has undergone an extensive and sympathetic renovation, uniting beautiful 19th century features with modern practicalities for family life. High ceilings and well-proportioned rooms, combined with the exceptional presentation make Etonhurst an ideal home for a family who enjoy entertaining.

Striking architectural detailing is a feature throughout the house, with window shutters, decorative stone floors, ceiling roses and intricately detailed banisters.

The ground floor has a very open feel, with a large reception hall leading to a sitting room and living room which can be separated by large bi fold doors, if necessary. These spacious main reception rooms lend

themselves perfectly to entertaining with natural light streaming in through the vast windows. A large kitchen/ breakfast room with bespoke units, granite work surfaces and a four oven gas Aga forms the focal point of the ground floor. Of particular note is the well which has been covered with a section of glass floor, allowing one to peer down to the water below.











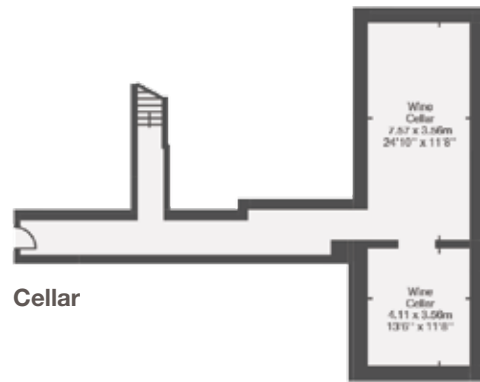
The impressive room sizes and grand detailing continue to the first floor, via an exceptional staircase with a skylight directly above, filling the upper levels with light. The master bedroom suite occupies the entire eastern end of the house, with a dressing room and vast en suite bathroom. Fantastic views can be taken advantage of through the large windows, which look out over the surrounding Somerset countryside. A strong room is situated near the master bedroom, for storage of valuable items. Also on the first floor are a games room and a circular library with curved doors and large windows, again taking advantage of the views.

There are 3 further bedrooms, a games room and 2 bathrooms on the first floor.

The second floor lends itself perfectly as an area for children, with 3 large bedrooms all with en suite bathrooms plus a house keeper's bedroom and cloak room. Etonhurst is grand family home on a very manageable scale.





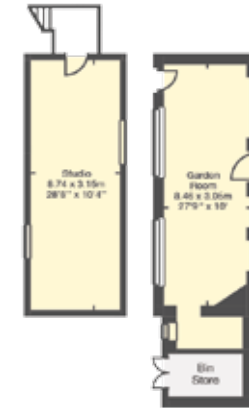
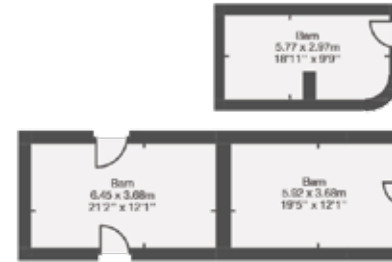


Cellar

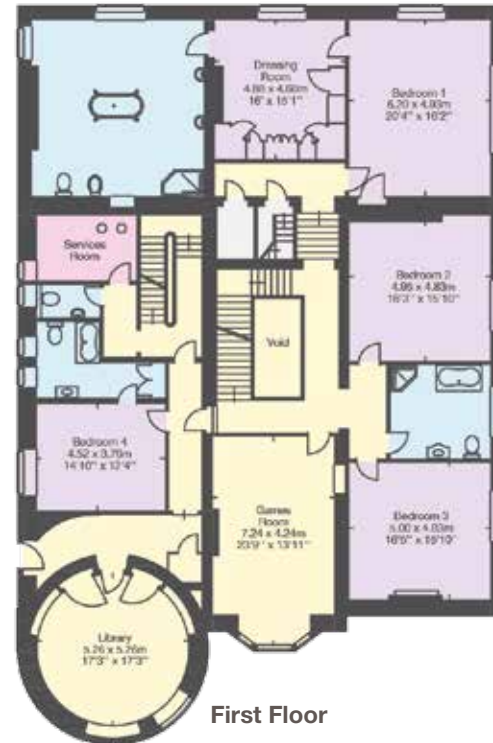
**Approximate Gross Internal Floor Area**  
 12093 Sq Ft - 1123 Sq M (Including Cellar)  
 Garage: 774 Sq Ft - 72 Sq M  
 Out Buildings: 1350 Sq Ft - 125 Sq M

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

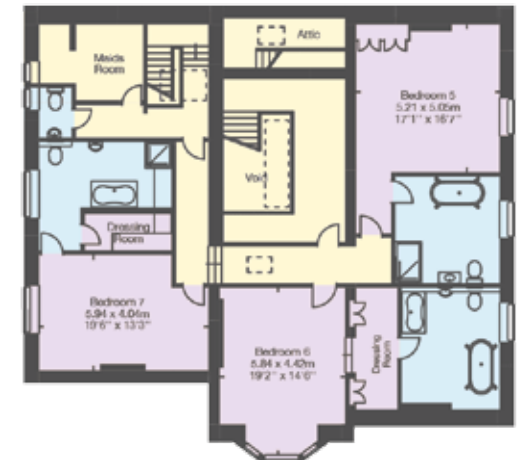
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(54-68)		
D	(39-53)	48	51
E	(21-38)		
E	(11-20)		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor





## Gardens, Grounds and Outbuildings

The approach, leads to a parking area via a brick paved, tree lined driveway with a pond on the right hand side. An enclosed court yard sits behind the house and provides a quiet and private space for outdoor entertaining. The boiler room and workshop are accessed from the court yard. An impressive garage with storage and kitchenette can also be accessed on foot from the court yard. The garage was built by the current owners and is in keeping with the main house, featuring an impressive curved electric door to match the curve of the house. Further outbuildings include 3 barns, a garden room and studio.

The formal gardens sweep in front of the house, with lots of areas of flat, useable lawn and a terrace to the south of the house which is perfect for outdoor dining. To the rear is a tennis court and space for a cricket net, and beyond this is the paddock. The paddock can also be accessed from the northern end of the boundary via King's Lane.







Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. ES100017767."

## General Remarks and Stipulations

### Services

Mains electricity, drainage and water. Under floor heating in the kitchen.

### Local Authority

Sedgemoor District Council  
Tel: 0845 408 2540

### Viewings

Strictly by appointment with the letting agents, Knight Frank LLP.

## Directions (TA7 9QS)

From the M5 junction 23, follow the A39 towards Glastonbury for about 8 miles, before arriving at Ashcott. Etonhurst will be found on the left, behind a high brick wall.

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

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Photographs: June and October 2015. Particulars: November 2015.







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