

WOODLANDS FARMHOUSE

DOYNTON • NR BATH







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A fine family house with lovely features, Woodlands Farmhouse stands in mature gardens and grounds with extensive ancillary accommodation, stabling, manège and paddocks

Bath 9 miles • Bristol 12 miles • M4 (J18) 5 miles • Chippenham 15 miles (London Paddington from 75 minutes)
(Distances and times are approximate)

Sitting room • Dining room • Drawing room • Media room • Boot room • Kitchen / Breakfast room
Utility room • WC with shower • Second kitchen • Second sitting room

Master bedroom with en-suite study, bathroom and dressing room

6 further bedrooms • 4 further bathrooms

Detached studio

Garage courtyard for 7 cars with workshop

Large barn with stabling, lunging arena, tack room/gymnasium and tractor store

In all about 8.1 acres (3.31 hectares)



Bath

4 Wood Street, Queen Square,
Bath BA1 2JQ

Tel: +44 1225 325999
charlie.taylor@knightfrank.com

Country Department

55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1528
james.mckillop@knightfrank.com

www.knightfrank.co.uk

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 and Amenities



Woodlands Farmhouse lies on the eastern edge of the village of Doynton, approached via a long private lane and surrounded by beautiful countryside. Doynton is in the county of South Gloucestershire. The village is situated on the edge of the Cotswold escarpment in an 'Area of Outstanding Natural Beauty' about 12 miles east of Bristol City Centre and 7 miles north of Bath City Centre with its world famous Roman baths and first class shopping and leisure facilities.



There are a wide variety of restaurants in Bath, many with excellent reviews. Bath is a cultural hub in the region and boasts a number of renowned venues including the Royal Crescent Hotel, Theatre Royal, the notable Holburne Museum and art gallery and the Assembly Rooms amongst many others. It also hosts the annual Bath Festival in early summer and the popular Mozartfest in the autumn.



There are a number of highly respected schools in the area, including Prior Park, Monkton Combe, King Edward's, Kingswood and The Royal High School. Other notable schools nearby include Millfield at Street, St Mary's at Calne, Badminton and Clifton College at Bristol. Cheltenham and Marlborough are also within one hour's drive. Bath also has two excellent universities.



Communication links are excellent with the M4 motorway (Junction 18) being about 5 miles to the north, providing easy access to London, Bristol, the South West and the Midlands via the M5 motorway and the wider national motorway network. The main railway line runs east to London Paddington and can be taken from Chippenham (from 75 minutes) or Bath Spa (from 90 minutes). Bristol Parkway (12 miles) provides further services north and west. Bristol Airport is 18 miles away, providing regular international and domestic flights.



There is racing at Bath, Newbury, Salisbury and Cheltenham is internationally renowned. Bath Rugby competes in the Premiership and Gloucestershire is one of the 18 major county cricket clubs and play in Bristol. Excellent golf courses can be found at Tracy Park, The Players Club, Dodington, The Manor House and Castle Combe. The Beaufort Polo Club at Westonbirt is 16 miles to the north and hunting is locally with the Beaufort Hunt. Lucknum Park Country Club is about 10 miles away.





Woodlands Farmhouse

Situated down a long private drive, Woodlands Farmhouse stands in lovely gardens and grounds and is surrounded by undulating farmland.

The house is not listed and has been remodelled by the owners with a good flow between rooms on the ground floor. The owners have incorporated modern services and high quality fitted appliances including CAT 5 cabling, a Bang & Olufsen sound system and wireless technology.

Presented in good order, Woodlands Farmhouse is a superb family home, with a balance of good reception rooms flowing off the large kitchen / breakfast room. The kitchen has a central island with integrated Gaggenau appliances thoughtfully positioned in the fitted units around the side. The media room has fully fitted shelves with two sets of French windows and the spacious drawing room is double aspect with three sets of French windows opening onto the terrace wrapping around the house. The dining room and sitting room have a wealth of features. The utility room adjoins the kitchen and there is also a boot room; both have direct access to the gardens and grounds. There is a shower room on the ground floor. A former cottage has been integrated by the owners into the main house and provides a second kitchen and second sitting room, and another ground floor bathroom.





The master bedroom has a private study, an en-suite bathroom and dressing room. There are three further bedrooms on the first and second floors with two bathrooms. A secondary set of stairs leads to three further bedrooms within the former cottage on the first floor. In total there are seven bedrooms and five bathrooms.

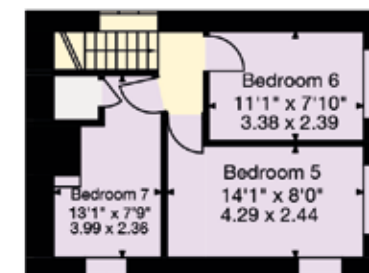
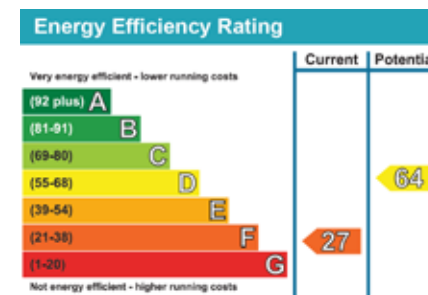
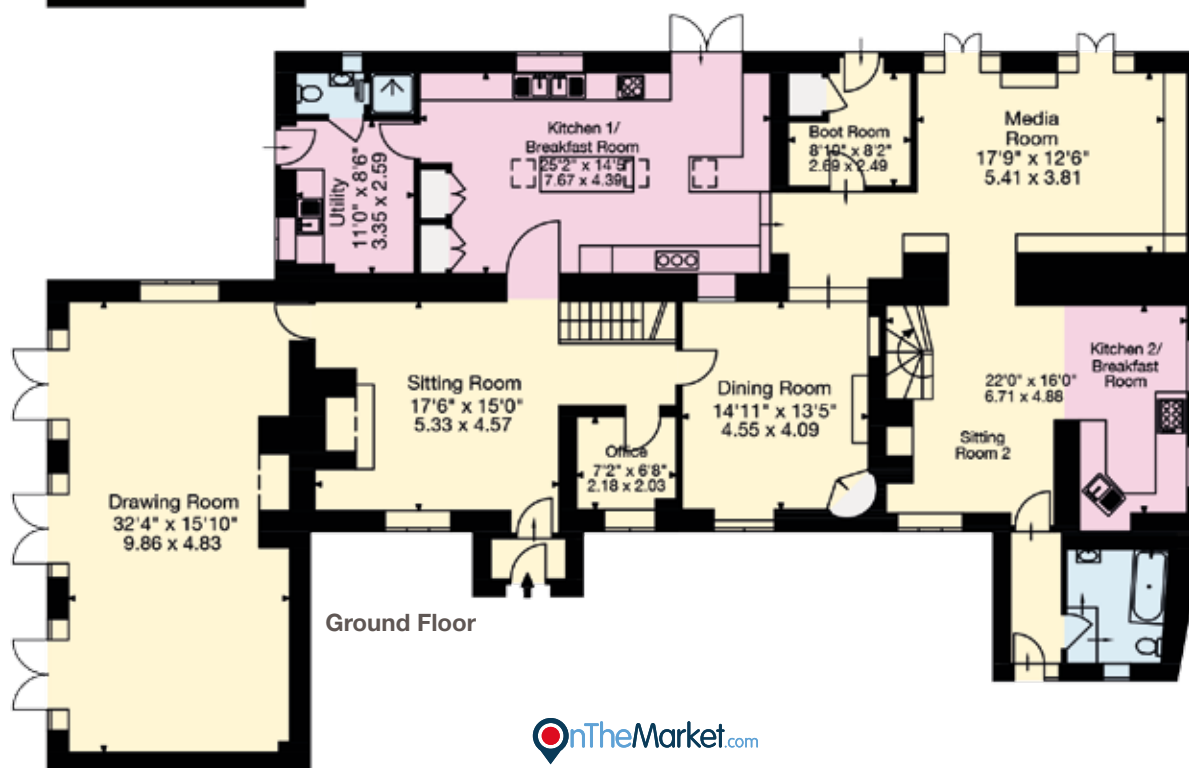
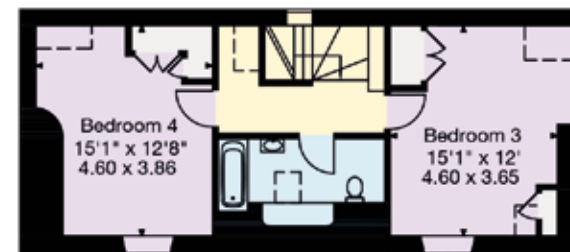
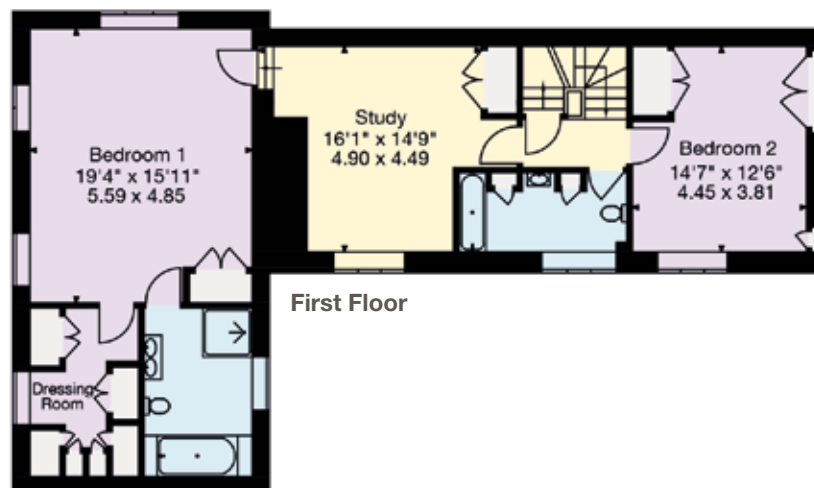


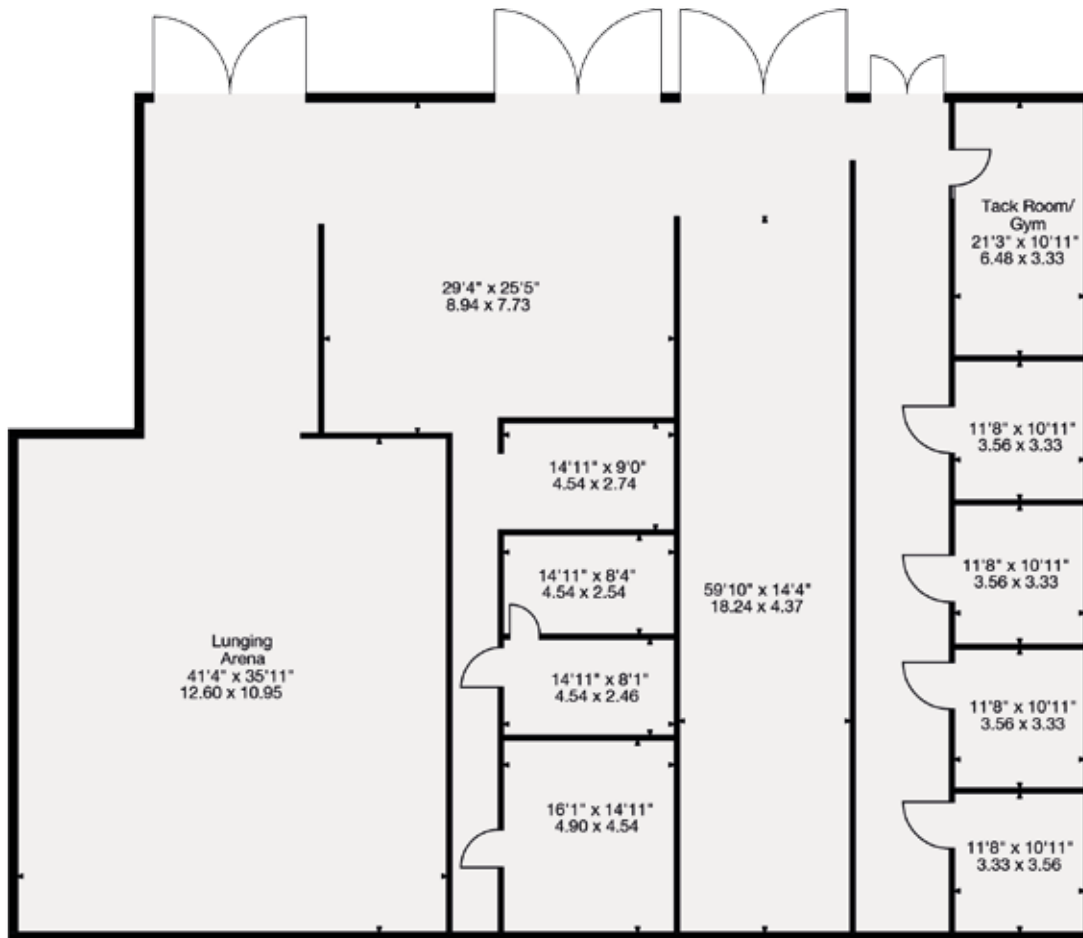
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

(No less than) 435 sq.m (4,690 sq.ft)

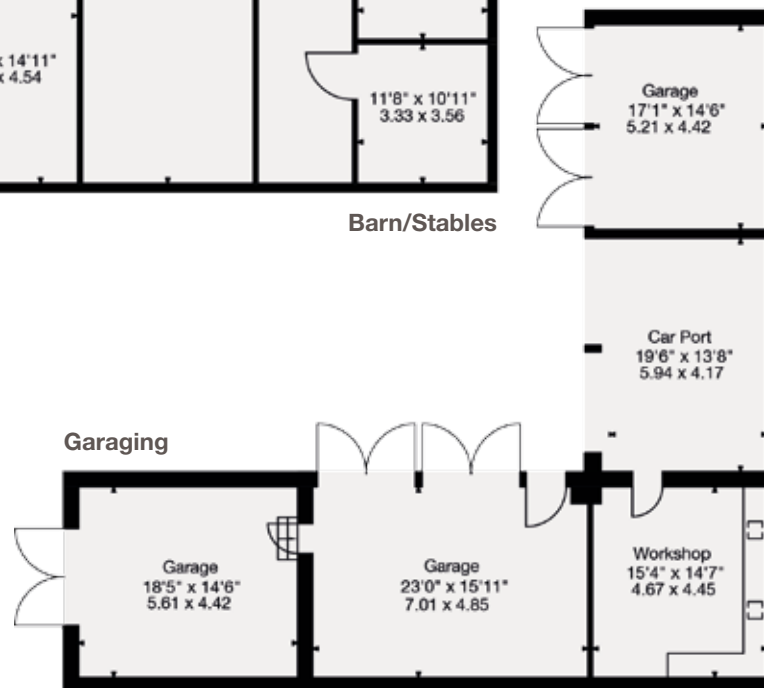
Studio: (No less than) 22 sq.m (243 sq.ft)





**Approximate Gross
Internal Floor Area**
(No less than)
683 sq.m (7,357 sq.ft)

Barn/Stables



Studio

Outbuildings

Studio: a well-appointed detached studio, currently used as an independent home office.

Garaging: an L-shaped yard with secure garaging for 7 cars, 5 closed garages and a double car port, as well as a secure workshop.

Equestrian barn: 4 stables, 3 enclosed pens, tack room, ample covered storage, tractor store and lunging arena.



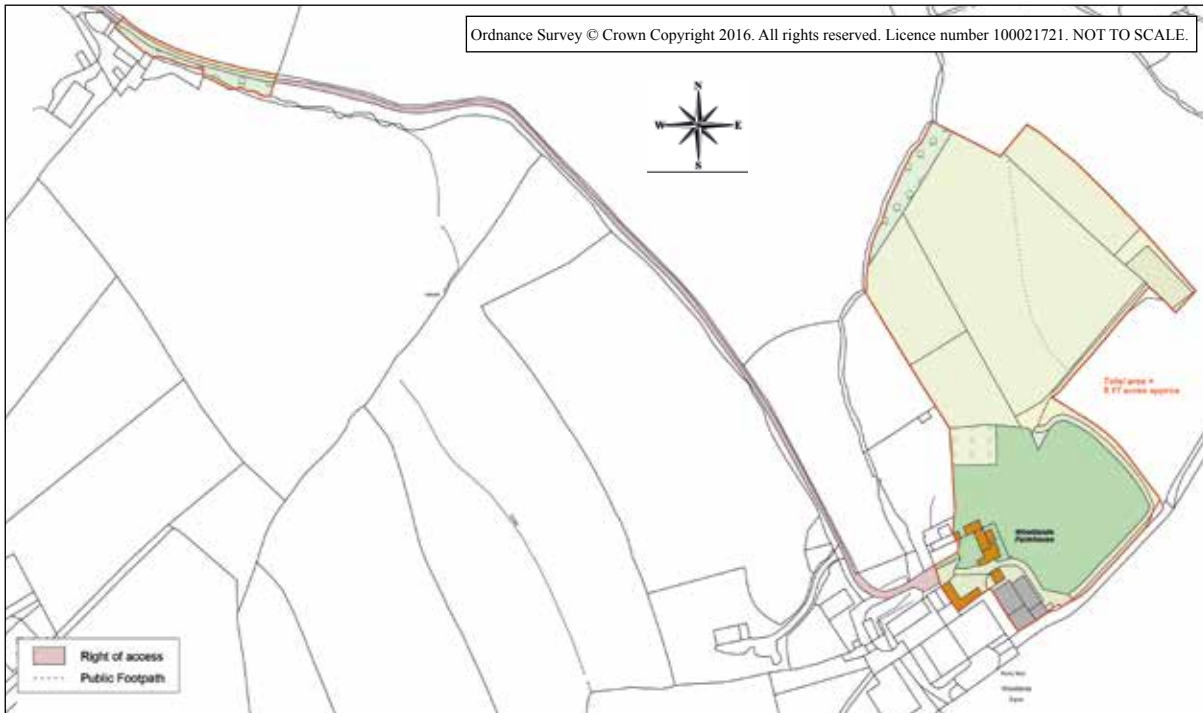
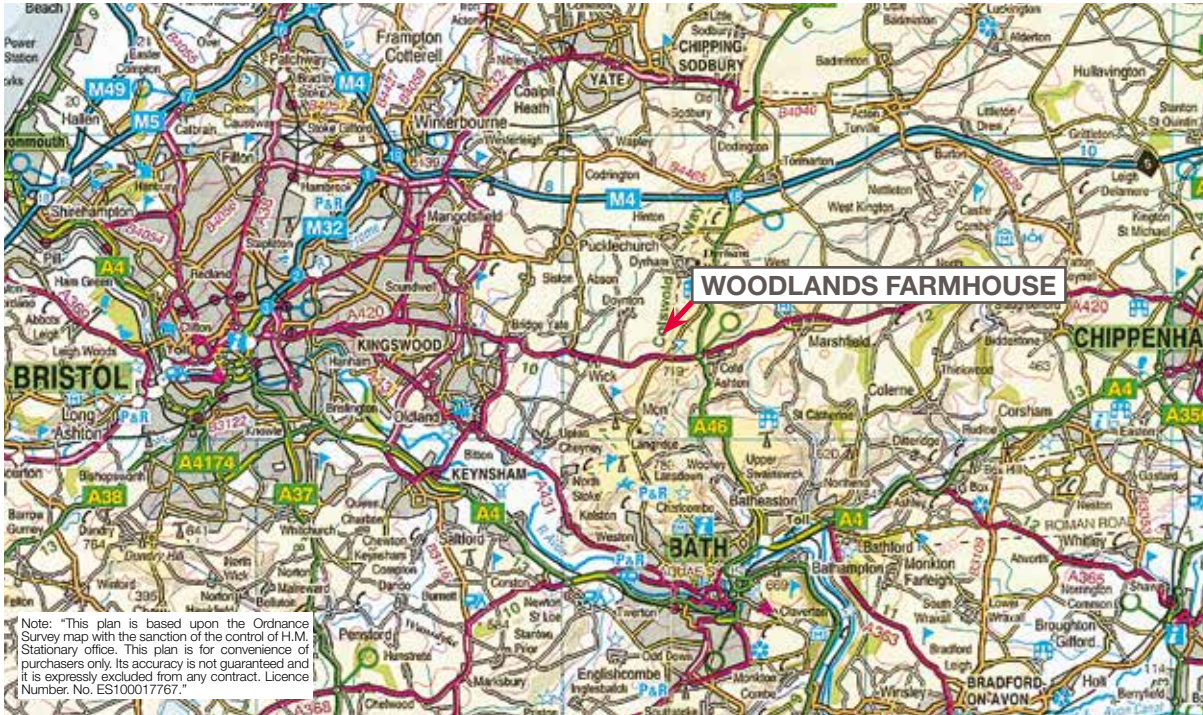
Studio

Gardens and Grounds

The extensive gardens and grounds are beautifully maintained with wonderful water features and plantings. The fruit orchard is maturing well and currently yields a good crop of fruit for domestic use.

To the north of the house are three paddocks, some woodland and a manège. The owners have thoughtfully laid tracks out around the perimeter of the gardens to provide solid tracks from the barn to the land and manège.





GENERAL REMARKS & STIPULATIONS

Method of Sale

Woodlands Farmhouse is offered for sale freehold with vacant possession by private treaty.

Services

Mains 3-phase electricity, septic tank drainage, fully filtered spring-fed water supply, oil-fired central heating and hot water, broadband, comprehensive security system.

Local Authority

South Gloucestershire Council: +44 (0) 1454 868004

Rights of Way

There is a public footpath with stiles across the main paddock, but no right of way to the main gardens.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Directions (BS30 5TB)

Leave the M4 at Junction 18, heading south on the A46 towards Bath. Follow the A46 for about 3.5 miles and at the roundabout, take the third right onto the A420 towards Bristol. After about 2 miles, turn right onto Culleysgate Lane. Continue into the village of Doynton, passing the Cross House Inn on your left hand side. Take the next right onto Toghill Lane and just after the right hand bend, immediately turn left onto Watery Lane. Follow this private lane for about half a mile, past the farm on your right, and at the top of the lane turn left. Woodlands Farmhouse is in front.

Viewings

Viewings are strictly by prior appointment with the sole agents Knight Frank LLP.

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