



TYNINGMEADOWS

Tynning Road, Bathampton, Bath BA2 6TQ

Country living on the edge of the City







Kennet and Avon canal by the George Inn at Bathampton

Location

The picturesque village of Bathampton, on the edge of the historic City of Bath, straddles the Kennet & Avon Canal and the River Avon. Tynning Meadows lies close to the historic St Nicholas Church and the famous George Inn accessed from the canal bridge via a quiet country lane, past fields and the Ofsted Outstanding Bathampton Primary School. The village centre is a short distance in the other direction. More information on the village can be found at bathampton-village.org.uk.

The all-weather canal towpath provides a delightful walking or cycling route offering relatively level access into the Centre of Bath, approximately 2.5 miles away. This provides an opportunity to detour through the famous Sydney Gardens, enjoyed by Jane Austen and home to the world renowned Holburne Museum, and then proceed along the architecturally stunning Great Pulteney Street into the centre itself. In the other direction the canal towpath continues towards the town of Bradford on Avon and beyond, through Wiltshire and into Berkshire. There is a frequent bus service to and from Bath, with a bus stop approximately 5 minutes' walk from the site also accessing a number of services to Wiltshire and the south.

Bath Spa train station is within 3 miles offering journey times to London Paddington of approximately 1½ hours with a half hourly service. The electrification of the Great Western Mainline will improve capacity and provide faster journey times. Bathampton lies between the A36 and the A4 (via a toll bridge), both of which are main routes into Bath. The M4 is less than ten miles to the north, and is accessed across the toll bridge and via the A4 / A46. To the south the A36 offers routes to Southampton, the M3 and Devon & Cornwall via the A303.

Bath has an enviable range of independent and state schools for children of all ages. There are a number of impressive schools in close proximity and easily accessed from Tynning Meadows including Bathampton Primary and Bathwick St Mary's Primary. For secondary schooling the state schools of Beechen Cliff, Hayesfield and Ralph Allen are well regarded, with excellent independent options offered by Prior Park College, Monkton Combe, Royal High School, Kingswood and King Edwards. For higher education, Bath boasts two first-class universities at University of Bath and Bath Spa University.



The Development

Tynning Meadows is a high quality development of 10 detached family residences by Charcombe Homes, Bath's premier "boutique" housebuilder. Situated at the base of the Limpley Stoke Valley and nestled below the surrounding downs, the site is within the Green Belt and the Cotswold Area of Outstanding Natural Beauty. It is a place with panoramic views including to Solsbury Hill, immortalized by Peter Gabriel's song of the same name and to Sally in the Woods to the east.

Tynning Road is a country lane running between banked hedgerows and frequented by walkers accessing the surrounding countryside. As the lane enters the development it runs parallel with the Westbury branch railway line which is screened from the site by a 3 metre high extensively landscaped bund. The Bathampton Meadow and Oxbow Wetland beyond and below the railway attract a proliferation of wildlife to the area including some 16 species of dragonflies, 18 species of butterfly, deer and abundant birdlife.

To the west the open outlook is across farmland protected from development as part of Green Belt and within the Cotswold Area of Outstanding Natural Beauty, as is the land to the north which additionally incorporates a Site of Special Scientific Interest (SSSI).

The design concept for the development has focused on creating a low density semi-rural "edge of village" setting. To achieve this, the plots have been formed and arranged to be much larger than one might normally find in modern developments, particularly in Bath and its surrounds.

This has allowed more tree and shrub planting between and around houses which, along with maturing garden planting, will engender a "leafy" feel and look, and further encourage local wildlife.

Charcombe Homes has provided a further five homes in a courtyard scheme for Liverty Housing (Plots 11-15) as part of the development. These are now occupied with a mix of shared ownership and rental tenures.



**Sold to Liverty
Now occupied**



The Houses

The houses each offer a similar level of accommodation, with five bedrooms and four reception areas over two floors. The two standard house types used are demarcated by their orientation, handing, internal layout and use of a variety of materials, all creating a distinct “personality” with each plot. Variations in external materials further distinguish each design, particularly around the front entrances, so that no two adjacent houses will appear the same.

- Type A (plots 1, 4, 6, 8 and 9) have been used where the orientation of the plot demands a long elevation to address the garden and entrance courtyard respectively.
- Type B (plots 2, 3, 5, 7, and 10) is more suited to deeper sites, and delivers a more articulated plan shape and room layout.

Architecturally the designs are unashamedly modern in concept but also echo the solid and trusted Edwardian “villa” - in the strongly horizontal proportions- and deep eaves overhang on the low pitched slate roofs. Further diversity in design and visual variation is delivered by one house type having hipped roofs and the other gabled, conceivably giving it a slightly more contemporary look.

Accommodation

Ground floor

An eye-catching entrance and front door lead to a spacious double height reception hall, incorporating a galleried landing, which is accessed via a generous two flight staircase and features a large picture window.

The largest living area on the ground floor is the open plan kitchen/dining/garden room space which forms the heart of the home. The modern evolution of the traditional “farmhouse kitchen” is where the most family time is likely to be spent. It has glass sliding doors providing a physical and visual connection to the garden, referencing the modern desire for an al fresco lifestyle.

The drawing room provides a very deliberate contrast with the family kitchen, having a cosy, inclusive feel with strong emphasis on the fireplace, but still enjoying plenty of space for entertaining. A link to the outdoors is also provided through further glazed doors onto the garden. The media room is a flexible space which could equally be a playroom, family room, library or large home office. There is, however, also a separate study. Off the hall there is a good sized cloakroom and coat cupboard, and a large utility/boot room that is essential for country living. The plant room, a dedicated space conveniently set apart from the rest of the living spaces, houses the boiler, cylinder and the myriad of associated equipment and controls required for a high standard of energy efficiency.

First floor

The double height stair hall creates an impressive approach to the comfortable and well-appointed sleeping quarters.

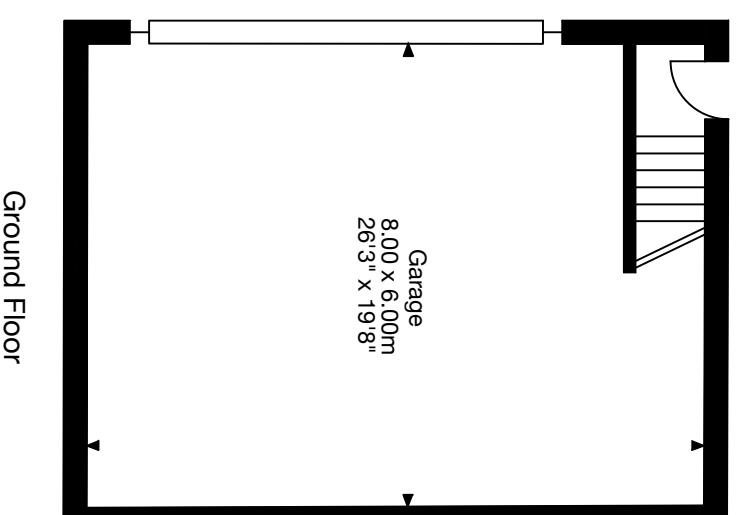
The master suite is substantial in size affording a quiet sitting area away from the family. It includes a large bathroom with a double basin, capacious shower enclosure and bath. House Type A is served by a separate dressing room and Type B furnished with generous fitted wardrobes.

All of the other double bedrooms are generous in size and clever use of double doors into some of the other bathrooms allows flexibility to provide more ensuite facilities as required.

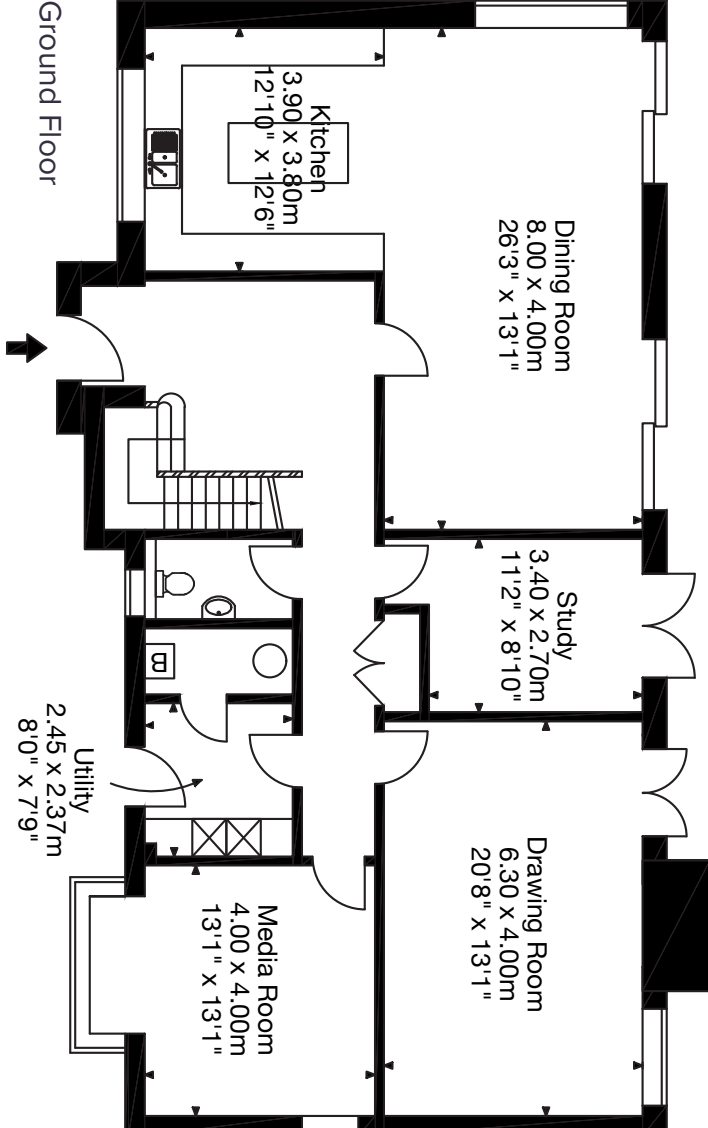
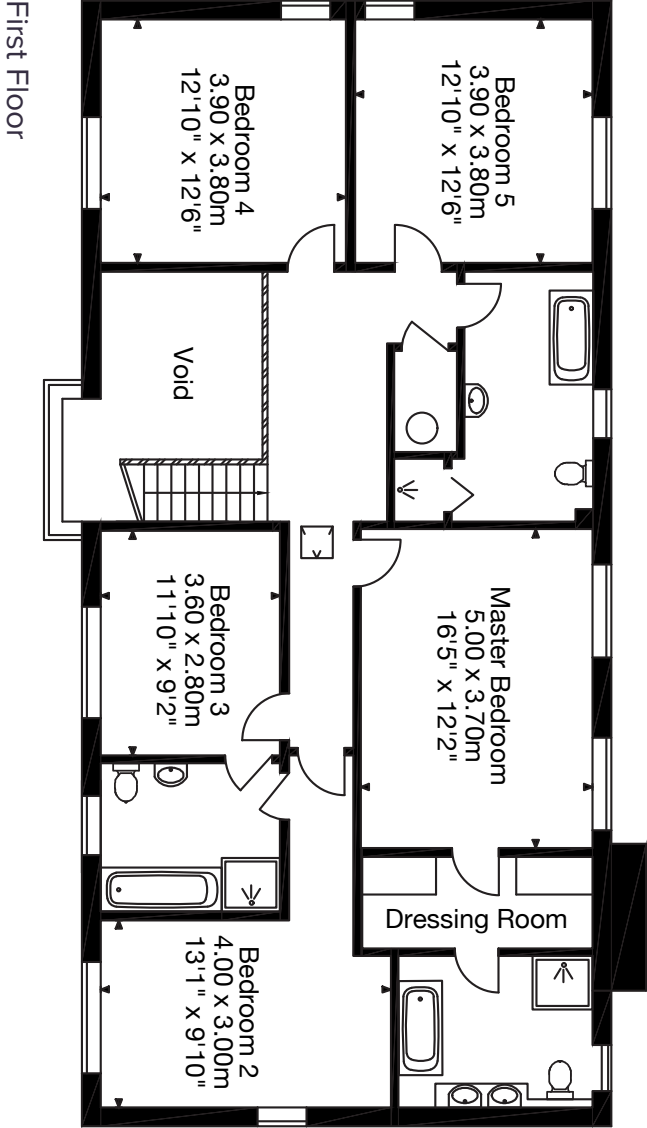
Garage

The detached double garage is larger than the norm to include a separate side area for lawnmower, bicycles or a small workshop space. Alternatively an internal staircase can be installed in this area to allow separate access to potential living space within the specifically designed roof void. Vehicular access is via an electrically powered sectional door and the buildings have full power and light plus ducting to run data cabling from the house.

The steeply pitched garage roof is designed to allow for the creation of a first floor room with ensuite shower room. This large space, with an attractive loft type character, could be a guest suite, gym room, art studio or office, and planning permission is in place to allow this.



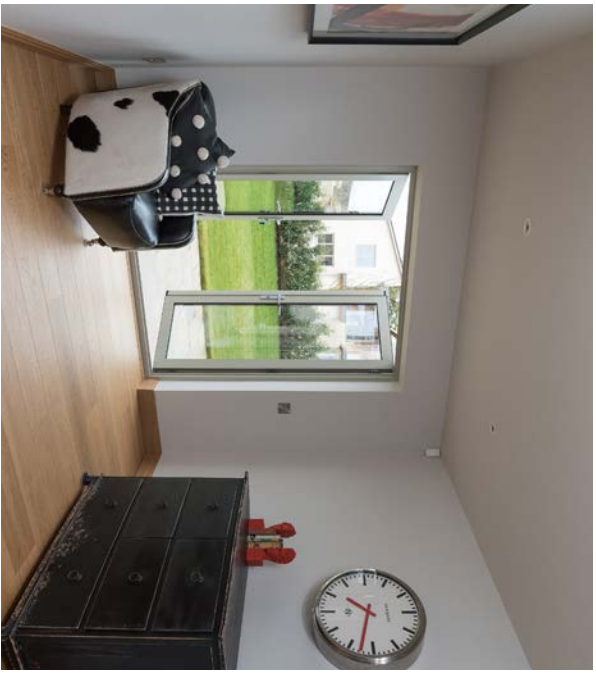
Type A







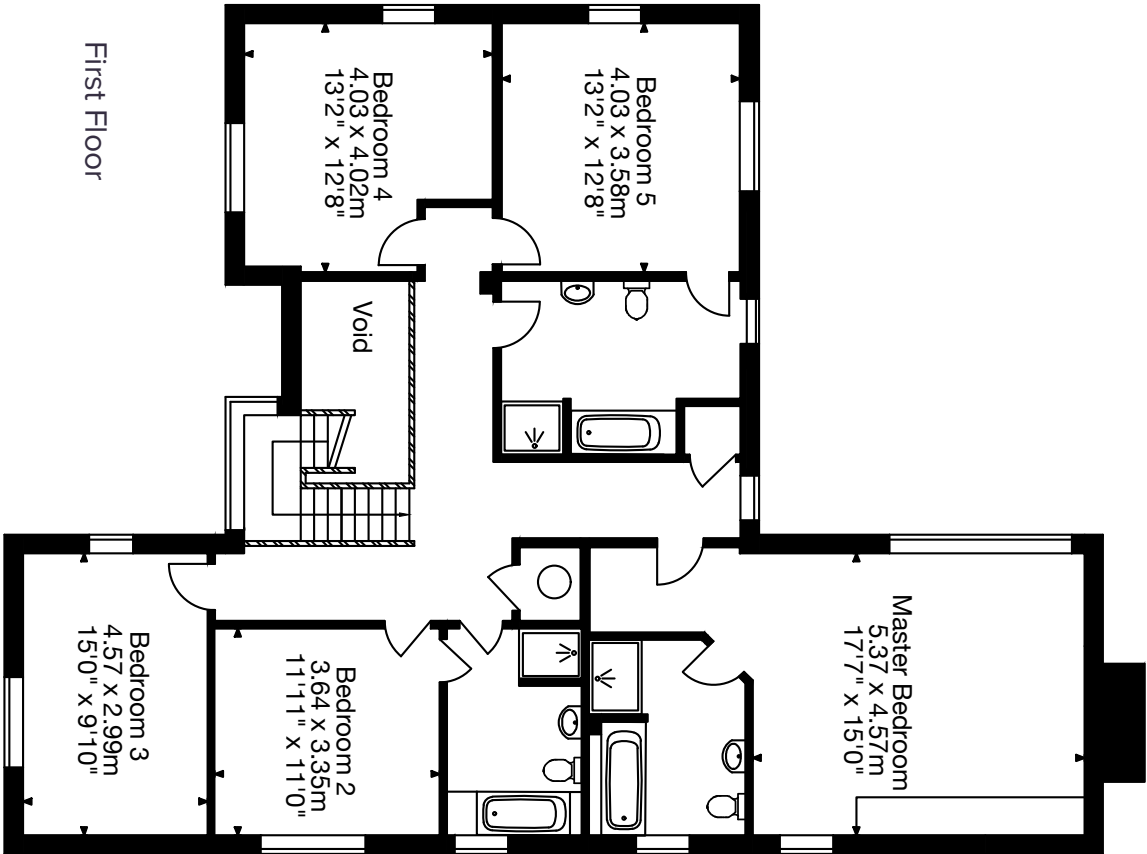
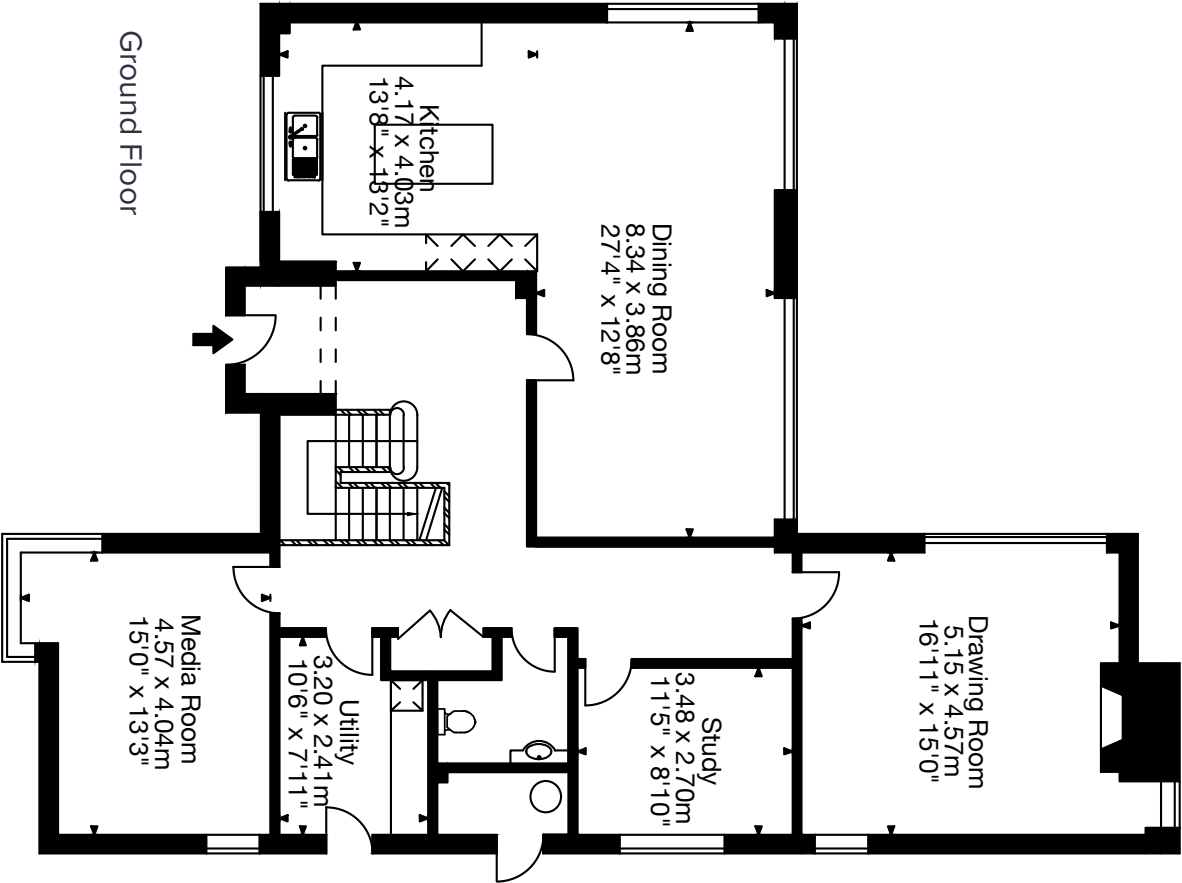








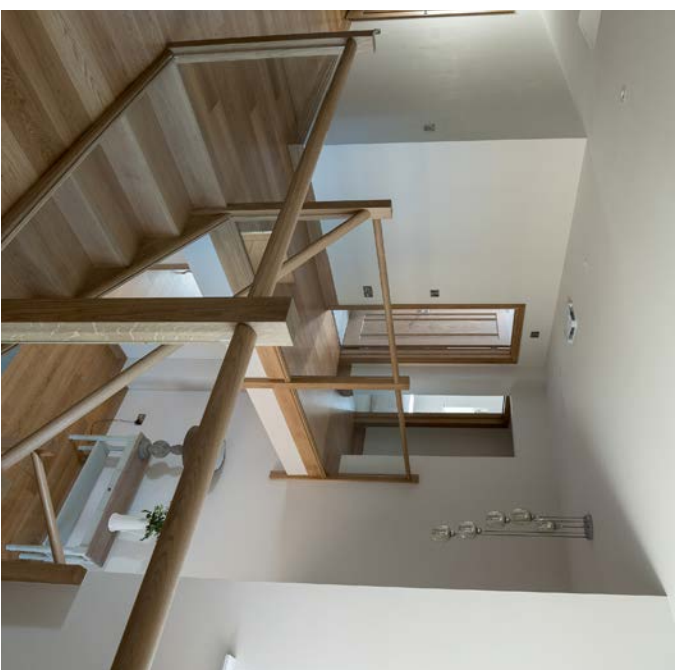
Type B



















Specifications

Kitchen

- High quality bespoke kitchens
- Handleless linear cabinets and soft close drawers & doors
- Resin stone counter tops with upstands
- Breakfast bar
- Two full height Siemens fridge/freezers
- Siemens pyro single oven, combination microwave oven and warming drawer
- Siemens flush induction hob and hood
- Siemens dishwasher
- Undermount double sink
- Filter flow three way tap

Utility

- Range of handleless fitted units
- Single sink
- Plumbing for washer and tumble dryer
- Water softener

Bathrooms and cloakroom

- Hans Grohe concealed chrome shower valves with multi-position shower head
- Shower doors from Merilin (or similar)
- Bette Baths
- Hans Grohe single lever chrome ceramic disc mixer taps
- Laufen (or similar) WC with concealed cistern
- Half height tiling to cloakrooms
- High quality tiling to bathrooms (full height in shower and half height in remainder)
- Mirrors over all basins with heat pads in bathrooms
- Chrome electrically heated towel rails to all bathrooms
- Shaver socket to all bathrooms
- Floors to bathrooms and cloakrooms tiled

Bedrooms

- Fitted dressing room to the Master Bedroom in Type A House. Fitted Wardrobes in Type B House

Lighting/Electrics/Heating

- LED low energy downlighters
- Low energy pendants
- Telephone points
- 5 amp, 2 way switched lighting circuits to bedrooms; media room; drawing room and dining area
- Brushed chrome electrical outlets



- Cat 6 cables to all habitable rooms wired to central point with blank plate
- TV points to all habitable rooms with TV aerial
- Satellite dish wired to central point.
- Gas fired central heating
- Water under floor heating system throughout
- High capacity pressurised hot water tank

Floors

- Engineered Oak Flooring to downstairs and first floor landing
- Carpeting to bedrooms
- Porcelain tiles to cloaks and utility

Decorative finishes

- Ammonite matt emulsion to walls and ceilings
- Powder coated, thermally broken, aluminium windows and patio doors
- Solid hardwood front door and frame
- Oak staircase
- Glass balustrading to stairwell
- Oak finished internal doors with polished chrome door furniture
- Oak skirtings and architraves

Security

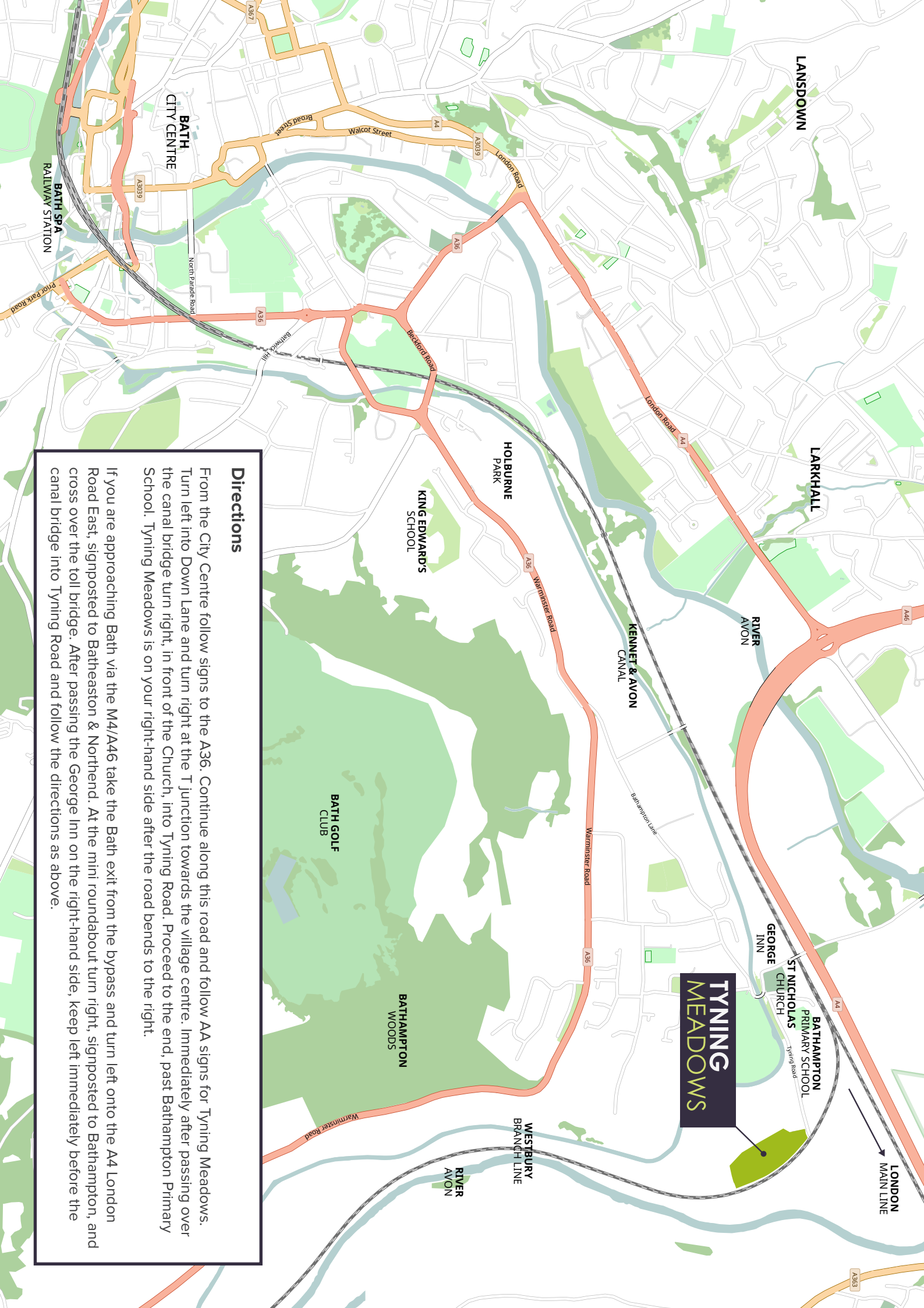
- Mains powered smoke detectors with battery back up
- Remotely operated segmental garage doors
- Remotely operated electric entrance gates with integral camera
- Intruder alarm
- Wiring for security cameras

Exterior

- External lights to entrance area and terrace
- Electric power socket
- Lighting and power sockets to garage
- Grassed rear gardens
- Natural flagstones to patios
- Garden tap
- Gravelled Courtyards
- Fencing and Hedging to gardens
- Landscaping scheme for whole development including extensive tree planting.

NB Charlcombe Homes Ltd reserves the right to replace any manufacturer's item specified with a similar alternative at its sole discretion. Please check with CHL or the Selling Agents, Knight Frank.





Directions

From the City Centre follow signs to the A36. Continue along this road and follow AA signs for Tynning Meadows. Turn left into Down Lane and turn right at the T junction towards the village centre. Immediately after passing over the canal bridge turn right, in front of the Church, into Tynning Road. Proceed to the end, past Bathampton Primary School. Tynning Meadows is on your right-hand side after the road bends to the right.

If you are approaching Bath via the M4/A46 take the Bath exit from the bypass and turn left onto the A4 London Road East, signposted to Bathaston & Northend. At the mini roundabout turn right, signposted to Bathampton, and cross over the toll bridge. After passing the George Inn on the right-hand side, keep left immediately before the canal bridge into Tynning Road and follow the directions as above.

Charlcombe Homes - Focus on quality

Charlcombe Homes is a private house building company based in Bath. We are passionate about building houses of the highest quality that both we, and our customers, can be proud of. We build a small number of houses each year and have a track record of obtaining planning consents in sensitive locations through attention to detail and appropriate architectural design. Should you decide to purchase one of our houses at Tynning Meadows you will receive personal attention from both of the company's directors, Alastair Gibson and John Hartley.

Residential Development – New homes - Important notice

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