



MADRON

BATHFORD

**COBB
FARR**



MADRON
OSTLINGS LANE
BATHFORD
BATH
BA1 7RW

A wonderfully light and attractive, detached family home set in an acre of beautifully maintained gardens and having fine countryside views, 4 double bedrooms, double garage, annexe/studio all set in the heart of a quiet village location with an excellent community.

- 4 double bedrooms
- Detached family home
- Manicured gardens
- Double garage with parking
- Annexe / Studio outbuilding
- Fine, far-reaching Views
- Excellent decorative order
- Recently installed boiler





SITUATION

Madron is situated in a generous plot off a quiet lane within this charming historic village on the eastern outskirts of Bath. The property is set in a wonderful elevated location with superb views overlooking the village church, Bathampton valley and the surrounding hills of Bath

Bathford is a quintessential village with a thriving community and amenities including a village store, excellent village school, parish hall, church and public house. It is conveniently placed for access to both Bath and Bradford on Avon both being equidistant and within only a 10 minute drive; Browns Folly Nature Reserve is just a few minutes away.

The World Heritage City of Bath offers an excellent selection of chain and independent shopping, and a fine selection of restaurants, cafes, wine bars and numerous cultural activities. The newly refurbished Holburne and One Royal Crescent Museum, Bath Thermae Spa, the Theatre Royal and a world famous literary and music festival. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University campus. The property is set in an excellent position to access nearby schools which include King Edwards, Kingswood, Stonar, St Stephens and Bathford Primary Schools, the latter being within walking distance.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon Canal and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The M4 motorway Junction 18 is approximately 10 miles to the north and Junction 17 is approximately 8 miles east. Other communications include a direct link to London Paddington, Bristol and South Wales from both Bath Spa Railway Station and Chippenham Railway Station.





DESCRIPTION

Madron is set in an acre plot of beautifully prepared gardens, with fine views towards Solsbury Hill and local countryside. It is approached via a private driveway leading to an electric gate which in turn opens to the parking area with the pathway to the house, access to the double garage, annexe and turning apron. The house benefits from an east/west orientation with the gardens wrapping around on all sides therefore enjoying light throughout the day.

Once inside the property, the ample hallway leads to the well-proportioned reception rooms including the exceptionally light sitting room and dining room. The dining room opens onto the gardens and both rooms have the superb countryside views. The ground floor accommodation also offers a well-appointed kitchen/breakfast room leading to the conservatory which is an ideal entertaining space; a utility room and cloakroom complete this level.

The first floor is light with an airy, generous landing. The main bedroom offers ensuite facilities, built-in wardrobes and dual aspect. There are 3 other double bedrooms all with lovely vistas and a very well-presented family bathroom.

Externally the gardens are a huge feature of the property, wrapping around the house and offering gorgeous places to sit and enjoy either the views or the flora contained within the garden itself which is also animal proof the whole way around. There is also an easily accessible double garage and separate studio building which offers an ideal work-from-home space or could be further developed into a residential annexe with the relevant consents.



ACCOMMODATION

GROUND FLOOR

Double glazed door leading into the entrance porch.

Entrance Porch

With fixed front aspect window, glazed internal door leading to the hallway.

Hallway

With solid wood flooring, stairs rising and turning to the first-floor landing, glazed doors which lead to the sitting room, dining room and kitchen/breakfast room, inner lobby, storage cupboard and double panelled radiator.

Sitting Room

With solid wood flooring, stone fireplace with inset wood stove, stone hearth and mantle, downlighting, double doors through to dining room, various recessed shelving and cupboards, double panelled radiators and triple aspect with double glazed windows to front, side and feature oval window overlooking the well-manicured garden and terrace.

Dining Room

With solid wood flooring, double patio doors leading onto the sun terrace, rear aspect.

Kitchen/Breakfast Room

With solid wood flooring, matching range of eye and base level units, Corian worksurface, 1½ bowl ceramic tiled sink and drainer, mixer tap, built in Bosch dishwasher, large Bosh 5 burner gas hob with matching stainless steel and glass extractor over, glazed splash back and Corian upstand, downlighting, central island unit incorporating a breakfast bar and built in microwave with various cupboards and shelves, high level built in double oven, space for American style fridge/freezer, side aspect picture window overlooking the garden, door through to utility room, double doors to conservatory and patio doors which lead out to the terrace and garden.

Utility Room

With solid wood flooring, range of units and worksurface areas incorporating stainless steel sink with mixer tap and drainer, to front aspect a double glazed wooden framed window and glazed side door, Viessmann condensing boiler, consumer unit for electric, alarm panel, space and plumbing for washing machine and tumble dryer and double panelled radiator.

Conservatory

With solid wood flooring, glazed to three sides, roof having blinds, power and marvellous views of the garden, open countryside and up to Solsbury hill.

Inner Hall

With controls for the alarm unit, built in water softener and door through to cloakroom.

Cloakroom

With low flush WC, window to front aspect, wash hand basin mounted onto a vanity unit with mixer tap, single radiator and glazed splashback.

Stairs rise to first floor landing.

First Floor

Landing

With a lovely reading area, airing cupboard housing the pressurised hot water tank and access to the loft.

Bedroom 1

Being dual aspect to rear and side, double panelled radiators, built in double wardrobes and door through to en-suite.

En-Suite Shower Room

With double walk-in shower cubicle with monsoon shower head, low flush WC with concealed cistern, wash hand basin with vanity unit below, mixer tap, wall mounted mirror with shaver point, extractor fan, down lighting, high level cupboard and obscured double glazed window to front aspect.

Bedroom 2

With a range of built in wardrobes, single panelled radiator and window to rear and side aspect.

Bedroom 3

With single panel radiator and window to front aspect overlooking the driveway, garage and annexe building.

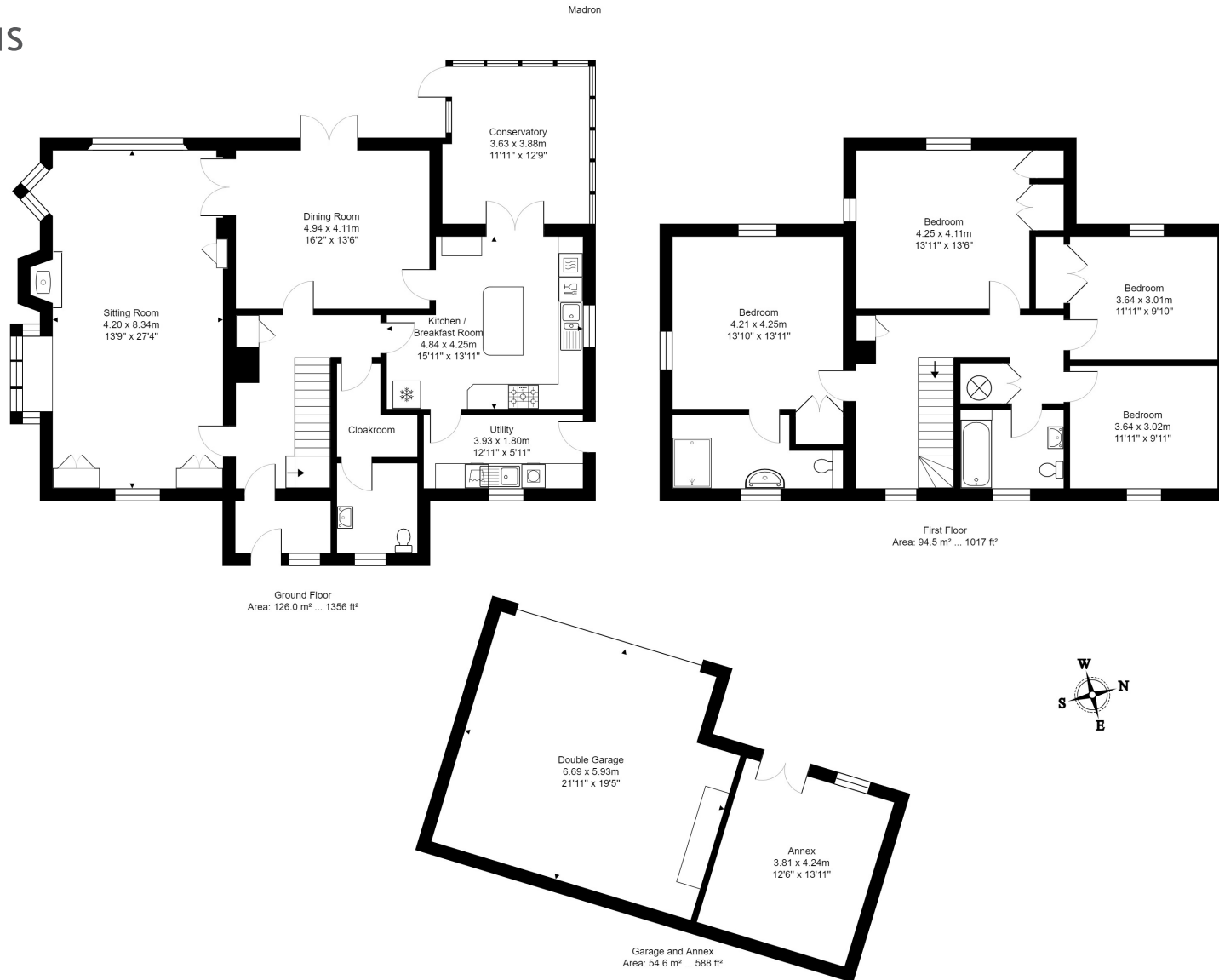
Bedroom 4

With built in wardrobes, radiator and double-glazed window to rear aspect.

Bathroom

With low flush WC, tiled panelled bath with glazed shower screen, mixer tap and Mirer power shower unit over, electrically operated towel rail, wash hand basin with mixer tap and vanity unit, lit mirror, shaver point, extractor fan, radiator and frosted window to front aspect.

FLOOR PLANS



GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: G

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Total Area: 275.1 m² ... 2961 ft²
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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EXTERNALLY

The property is approached via a shared driveway leading to an electrically operated wooden gate onto the shingle parking area which leads to a double garage with an electrically operated roller door. The garage is attached to the annexe building with a mono pitch vaulted ceiling, power and lighting. Further parking space with the driveway leading through mature planted borders with a pathway leading to the front door and a continuation of the driveway leading through pillars to a further hard standing area which is ideal for a freestanding home office/studio.

The garden has fantastic views, range of flowers and plants, mature hedgerow, and beautiful dry-stone wall. Various sitting areas are dotted around the garden overlooking the generous area of lawn. The more formal garden has a decked area ready to enjoy the southerly and westerly aspect. A large, glazed greenhouse, wisteria clad timber shed with outside power and numerous water collection butts.

Annexe / Studio

With power, lighting, double glazed French doors and Georgian style window to the front.





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