



The Retreat, Ditchat Hill, Ditchat, Somerset BA4 6TL

£2,950,000 Freehold

COOPER
AND
TANNER



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 6  4  6 EPC TBC

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Description

An impressive brand new, five bedroom detached family home located in a beautiful rural location on the sought after village of Ditcheat, appreciating panoramic countryside views and surrounded by its own gardens and grounds. The property is one of a kind and has been built to a very high specification including a variety of Spanish and Italian tiles to all wet room areas, underfloor heating designed by Nu-Heat throughout the property which is run by an air source heat pump, MVHR system, air conditioning, RAK system controllable lighting indoors and outdoors which is accessed via an App, security alarm system and pressurised internal water system. The property benefits from an attached double garage with adjoining workshop, ample gravelled parking accessed via electric gates and landscaped gardens. Being offered for sale with no onward chain, this superb house is definitely one to be viewed. Arranged over three floors, this superb family home offers spacious, versatile and flexible accommodation and has the potential of a self contained area within the property for a dependant relative or family member wanting their own space. Entering the property through the front entrance door and covered porch you enter in to the main reception hall with bespoke wooden staircase and glass balustrading rising to the first floor galleried landing. From here there are glazed doors which

lead into the open plan kitchen/dining/family room with double glazed sliding doors giving access onto the paved seating area. The bespoke Kitchen is hand made and painted by Tom Howley Kitchens with granite worktops over and a wooden breakfast bar. There are all integrated and fitted appliances with shelved pantry leading off. From the kitchen/dining/family room there are internal glazed doors to the sitting room with sun lantern and access via glazed doors to the garden. In addition to the downstairs there is a sperate snug/home office and downstairs WC. Walking along the hallway this gives access to the boot room, laundry room and plant room. All rooms are fitted with a selection of wall base units with bespoke seating and hanging areas. To the first floor of the main building there is a galleried landing with laundry shoot and doors leading to all bedrooms and bathrooms. The main bedroom is located at the rear of the property to appreciate the stunning panoramic views on offer with French doors onto the balcony, a walk a wardrobe and a en-suite shower room with walk in shower and dual sinks. The second bedroom is dual aspect and has an en-suite bathroom with walk in shower and a free standing bath. To the first floor there is an additional double bedroom with built in wardrobes and a family bathroom with bath and separate shower.









There are stairs rising from the first floor to the second floor landing where you have two double bedrooms, both having en-suite shower rooms.

From the ground floor there is an additional staircase which rises to a landing area with bedroom/study leading off. There is a kitchenette area and shower room. In addition there is a large reception/bedroom area which has a multitude of uses to include a gym, home office or cinema room with triangular glazed window to the end.

Outside

The property is approached through electronic gates with stone walling to either side with built in intercom system and a lit, tree-lined gravelled driveway to the ample parking area and attached double garage and workshop. There are lawned areas to either side of the driveway with a selection of trees and shrubs. A personal gate from the driveway leads to the side and rear gardens which are predominantly laid to lawn. Surrounding the gardens is wonderful paved terrace, ideal for al-fresco dining and enjoying those summer evenings overlooking the gardens and countryside views. There is a

superb fire pit with seating area, a water feature, attenuation pond, covered storage and wood store. To the bottom of the garden there is a Klargest treatment plant. Directly behind the garage there is an area which is ideal for a vegetable garden and store area.

Location

The favoured village of Ditchheat has a fine church, village hall, local pub known as the Manor Inn, a successful primary school, local farm shop (Barbers), Paul Nicholls racing stables and is surrounded by scenic countryside. It is 3 miles to Castle Cary which offers wider amenities and has an Intercity railway station – London/Paddington in approx 90 minutes. Bath and Bristol can be easily reached by road within the hour, likewise the South coast. There is private education if required in Wells, Bruton and Street. A relatively new attraction to the area is The Newt which is located to the south of Castle Cary with its wonderful gardens and grounds, hotel and spa facilities.



Local Information Ditchheat

Local Council: Somerset

Council Tax Band: TBC

Heating: Air source heat pump

Services: Private drainage (treatment plant), mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5 and A303



Train Links

- Castle Cary and Bruton
- Bath Spa and Bristol Temple Meads



Nearest Schools

- Bruton
- Millfield
- Wells Cathedral

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Approximate gross internal floor area of main building - 523.9 m² / 5,640 ft²

