AVONSTONE HOUSE  Bathampton, Bath, BA2 6SW
A magnificent Grade II listed Georgian villa on the outskirts of Bath

GROUND FLOOR
Entrance Hall, Cloakroom, Reception Hall, Drawing Room, Dining Room, Study, Library, Boardroom/Office, Kitchen/Breakfast Room.

FIRST FLOOR
Master Bedroom with Dressing Room and En Suite Bathroom, 2 further Bedroom Suites.

SECOND FLOOR
Bedroom 4 with En Suite Bathroom.

LOWER GROUND FLOOR

OUTSIDE
Detached Studio, Parking, Landscaped Gardens.

Bath City Centre 1.8 miles, M4 (J18) 9.3 miles, Bath Spa Rail Station 1.9 miles (London Paddington 90 minutes) (All distances are approximate).
SITUATION

Avonstone is a majestic Georgian house that stands within the charming village of Bathampton. The village lies less than two miles east of the city of Bath, on the south banks of the River Avon. The Kennet and Avon Canal passes through it and a toll bridge links Bathampton to Batheaston on the north bank of the river.

The village is well served by the A46, accessing the M4 (at junction 18) and offering a direct route into Bath city centre. The M4, which is easily accessible, has direct access to London and South Wales and links to the M5 towards the Midlands and the South West. Schools in the area are excellent in both the public and private sector.
Bath has numerous sporting clubs and there are premiere division rugby clubs at Gloucester, Bristol and Bath. There are various local golf courses and racecourses at Bath, Chepstow, Newbury, Cheltenham and Wincanton as well as Lansdown. Fishing is possible on the rivers Frome and Avon. Areas of outstanding natural beauty include Dyrham Park and the Frome Valley as well as the Cotswold Walkways.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. The city hosts a nationally renowned music festival and a fine theatre as well as a famous array of historic sites and museums. Communication links are excellent with a mainline rail link to London Paddington (journey time approximately 90 minutes) and Bristol Temple Meads (journey time approximately 15 minutes).
Avonstone is Grade II listed, built in the early 19th century and substantially remodelled during the late 19th century. The impressive, projecting entrance porch is one example of the improvements and embellishments carried out during the late 1800s, and with its traditional moulded frieze, cornice on consoles and parapet with urns, it is a wonderful precursor to the elaborate plaster work and domes found within. The most appealing classical elevations are greatly enhanced by a striking three storey central bay window.

Internally, much of the exquisite plasterwork is late 19th century, perhaps best seen in the large double drawing room that extends to approximately 585 sq ft. All of the main reception rooms are spacious and have spectacular views over the large rear garden and beyond. There is also access to a pretty, wrought iron balcony that runs the width of the house.
Much enhanced in recent years, the entire property commands an exceptionally high level of finish and all improvements, both decorative and structural, have been executed with flawless taste and real attention to detail. Avonstone succeeds in retaining its original period charm and provides excellent accommodation for modern day family living, extravagant entertaining or social events alike. The prominent period features and flourishes that have been so beautifully preserved add enormous character and gravitas to key rooms within the house, including the wonderful domed room with its door to the balcony.

As one would expect of a Georgian gem, the proportions are excellent and rooms of note include the light and airy kitchen/breakfast room that is very well equipped with an array of state of the art appliances. It has double doors opening on to the garden and balcony and is lit by its large windows as well as an impressive central atrium – a smaller version of which can be found in the neighbouring servery. The good sized dining room, with two points of access, lies adjacent with the useful servery linking it to the kitchen/breakfast room. There is also a study, boardroom and library accessed off the drawing room.
The principal bedrooms are located on the first and second floors, accessed via a spiral staircase with a polished inlaid handrail. On the first floor, the luxurious master bedroom suite has a glorious view over the main garden and a large window from which to enjoy it. There is a centralised fireplace and a contemporary en-suite bathroom, which is wired for sound and connected to the main music system that runs throughout the house. There is also a large, fully fitted dressing room. There are a further two bedrooms on this floor, both of which are en suite. Bedroom 4 and a family bathroom occupy the entire second floor.

The lower ground floor of Avonstone provides direct access to the gardens and the rooms are still as well proportioned as those above. The informal sitting room is positioned on this level, as well as two further bedrooms, a bathroom, shower room, gym with sauna and a utility room. There is an excellent wine cellar as well as a garden room, store and several useful vaults.
OUTSIDE
The beautifully maintained gardens and terracing lie to the rear of the house and provide the perfect, private setting for this impressive property.

Accessed via a gravelled carriage driveway, the front garden provides a good foil for the house which is accentuated by carefully designed, stylised beds. It comprises a forsythia hedge and neat, clipped box arranged in an array of geometric shapes including triangles and concentric circles. Lavender and a few other shrubs are interspersed in sections and add a heavy scent during the warmer summer months. The large hedge at the very front, adds privacy and there is also a Parterre. There is ample space for parking and parts of the driveway are lit by outdoor spot lighting.

The principal garden lies to the rear of Avonstone and can be reached via the lower ground floor of the house, or from steps leading down from the wrought iron balcony. Mainly laid to lawn, the garden is entirely enclosed by a wall on all three sides. The wide stone terrace provides the ideal al fresco dining spot. The garden has been beautifully landscaped with various formal borders which are planted with a variety of interesting plans, shrubs and trees. There is a Japanese style garden to the rear of the property. At the far end is a detached, contemporary studio that provides additional accommodation.

Directions to BA2 6SW From Bath take the A36 Warminster Road heading east for approximately two miles. Turn left into Bathampton Lane sign posted to the village. Avonstone House can be found within a third of a mile on the left hand side.

Services We are advised that all mains electric, gas, water and sewerage are connected to the property.

Fixtures and Fittings All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure Freehold.

Local Authority Bath and North East Somerset, 01225 477 000, bathnes.gov.uk

Council Tax Band G.

Viewings Strictly by prior appointment
**FLOOR PLAN**

**APPROXIMATE GROSS INTERNAL FLOOR AREA**

**MAIN HOUSE**
- 617 sq.m - 6,647 sq.ft
- (Including garage and vaults)

**STUDIO**
- 23 sq.m - 249 sq.ft

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Importantly: Please note that these particulars, drawings and photography are for general guidance only, and are not intended to be definitive of the property and are subject to change. The measurements shown are approximate, and any description herein is a general guide only. No warranty or representation is given as to the accuracy of the information contained herein.

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