



Dray House Dyrham South Gloucestershire SN14 8ER







## A beautifully presented stone built house set in this tranquil setting on the edge of Dyrham Park

| Entrance hall | Inner hall | Sitting room | Family room | Kitchen/dining/living room | Utility room | Cloakroom | Master bedroom with en suite bathroom | 3 further bedrooms (1 en suite) | Family bathroom | Annexe comprising open plan sitting room/kitchen, bedroom and bathroom | Wonderful gardens | Garage with mezzanine level | Parking for several vehicles |

### Situation

Dray House is perfectly situated in a beautiful setting at the heart of this historical and picturesque village in an Area of Outstanding Natural Beauty and a recognised Conservation Area. Famous for The Dyrham Park Estate, one of England's most beautiful country estates now owned by the National Trust, Dyrham is a delightful village with predominantly attractive stone built properties as well as the Church of St Peter.

The neighbouring villages of Doynton and Hinton have excellent public houses while the nearby village of Marshfield provides further amenities including shops, pubs, pre-school nursery and primary school along with a wide range of sports clubs and facilities.

Dyrham is ideally placed for easy commuting to Bath (approximately 8 miles south) and Bristol (approximately 11 miles), both cities providing a wide range of business, recreational, educational and cultural amenities. Junction 18 of the M4 is 3 miles to the north east and Bristol International Airport 21 miles south west.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture and provides a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins).

Bath offers well-regarded schools in both private and state sector. The property is particularly conveniently situated for access to Kingswood School and The Royal High School in Lansdown.

### Description

Dray House has in recent years been refurbished to provide stylish and well-balanced family accommodation. There are four bedrooms, three bathrooms and a substantial annexe which could be converted further, subject to any consents required.

Entering the house via the front door, the entrance hall leads to a rather lovely downstairs cloakroom. There is also a good-sized utility room which has a butlers sink, and a cupboard housing the pressurised water cylinder and oil fired boiler. The hall then leads through to the staircase rising to the first floor.

To your left, glazed doors open to a charming sitting room and there is also a family/playroom which could also be used as a study.

The kitchen is a fantastic space which allows for perfect open plan living combining a good-sized dining area and further reception area, perfect for families. The whole room has glazed doors in two sets. One run folds all the way back, allowing the super garden to come into the space and leads directly onto a terrace with stone built pizza oven.









The kitchen is elegantly designed with marble worktops and a good-sized central island. There is a larder cupboard, integrated fridge, dishwasher and wine cooler. A white Aga completes the picture. The kitchen leads through to a superb walk-in pantry, ideal for food storage.

Upstairs there is a master bedroom with a fantastic outlook, French doors to a roof terrace, and a finely fitted ensuite bathroom with both a roll top bath and large glazed shower cubicle. There are three further bedrooms, one ensuite, and a family bathroom with both bath and shower.

#### Outside

A brilliant annexe combines both a garage space and a well-designed one-bedroom property. The annexe itself has a bathroom, large open plan sitting room and kitchen, and delightful bedroom with views over the gardens.

The garage is a good-sized space very handy for both cars and storage. It includes a mezzanine level.

The gardens and grounds of Dray House really make this a special property. The house sits centrally within the plot and benefits from sunshine at all times of the day. It is accessed via two pillared gate posts with stone ball finials on top and then opens to a large, gravelled parking area.

To the right side, lawns open into a beautiful kitchen garden which has been highly productive. To the side of this is a further gravelled drive giving a secondary vehicular access.

The main body of gardens wrap around the side of the house and are mainly laid to lawn with a wonderful array of shrubs and trees. There is a large weeping pear. The gardens continue down to a naturalistic wooded area which provides an amazing place for children to scamper around. To one side is a small tree house.

#### General Information

South Gloucestershire Council. Council Tax Band G.

Freehold tenure.

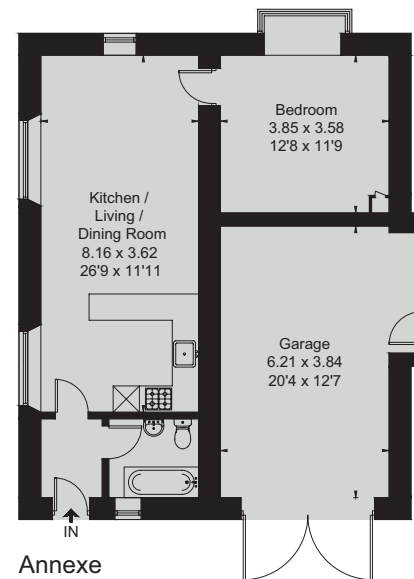
Mains electricity. Oil fired central heating. Private drainage.





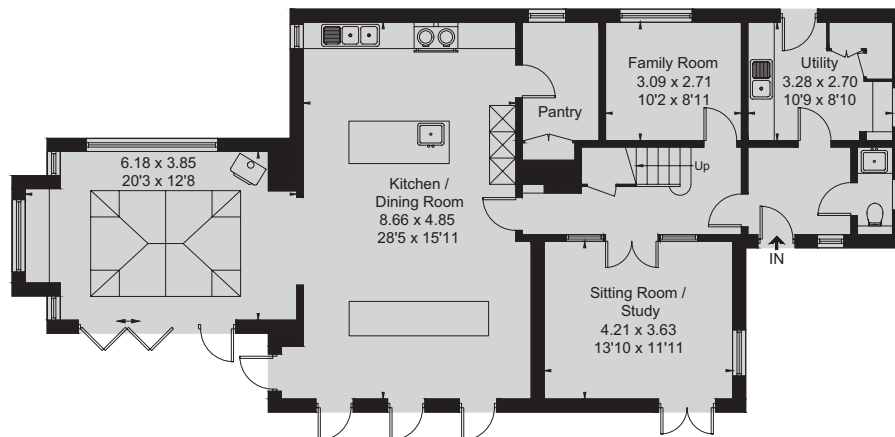


Approximate Floor Area = 211.0 sq m / 2271 sq ft  
 Garage = 26.6 sq m / 286 sq ft  
 Annexe = 52.3 sq m / 563 sq ft  
 Total = 289.9 sq m / 3120 sq ft

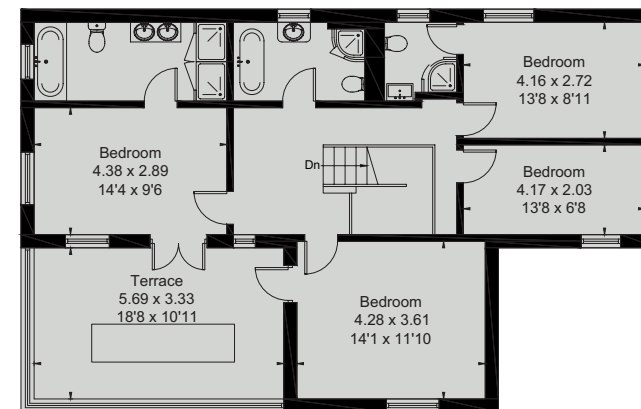


Annexe

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



