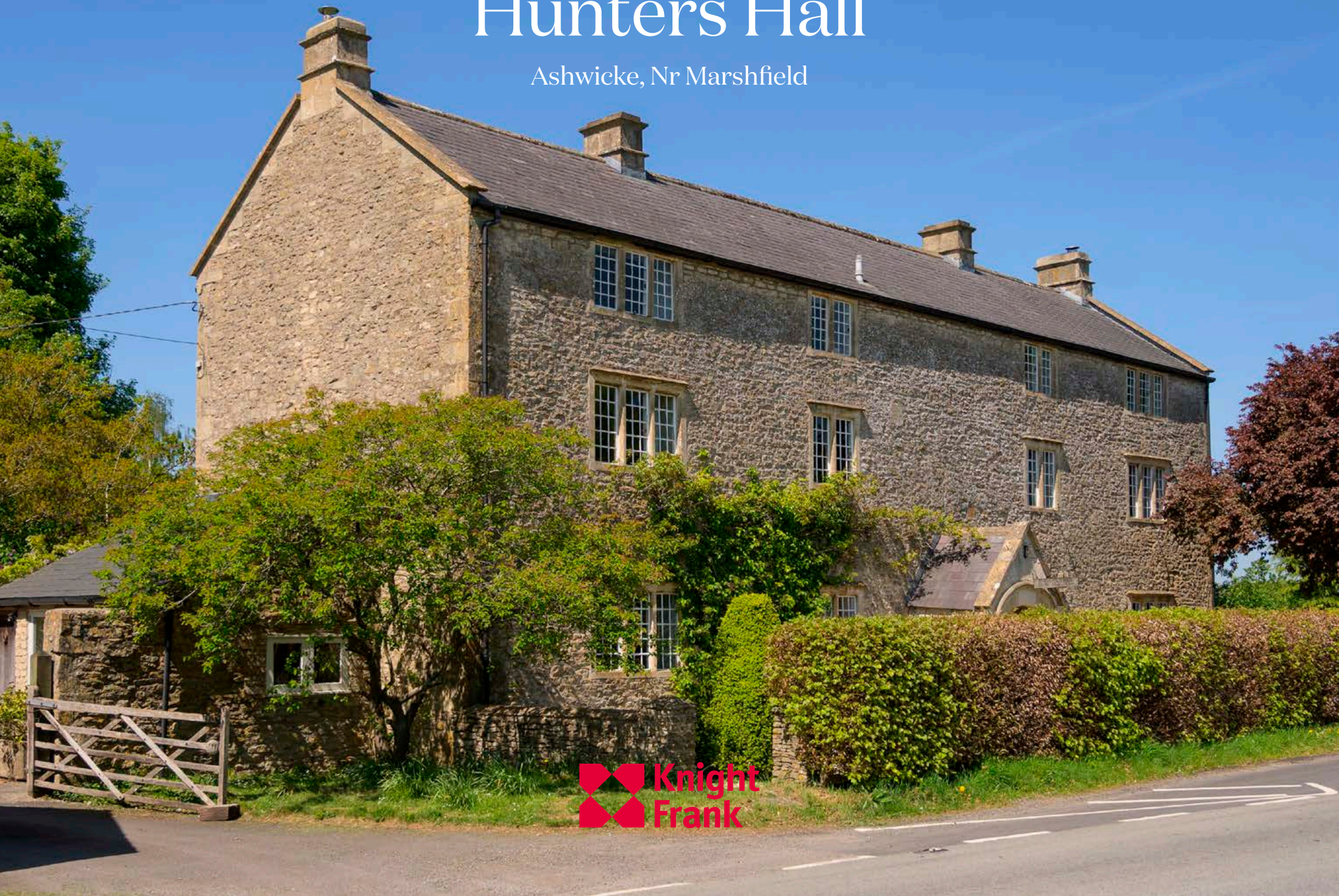


Hunters Hall

Ashwicke, Nr Marshfield





An attractive, detached, six-bedroom, family home with outbuilding, garage and gardens.

Bath 5 miles, M4 (J18) 9.5 miles, Chippenham 10 miles, Chippenham station to London Paddington (70 mins)
(All distances and times approximate)


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3


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Summary of accommodation

Main House

Ground Floor: Entrance Hall | Study | Snug | Sitting Room | Drawing Room | Utility/Boot Room | WC | Kitchen/Dining Room

First Floor: Three Bedrooms | Family Bathroom | Shower Room

Second Floor: Three Bedrooms | Shower Room | Large Walk in Wardrobe

Garden and Grounds

Drive and Courtyard | Barn/Garage | Barn/Gym | Garden

In all 0.98 acres



Situation

Hunters Hall is situated in the peaceful South Gloucestershire hamlet of Ashwicke on the corner of Ashwicke Road and The Fosse Way. The property is located almost equidistant between Colerne and Marshfield which both remain as working villages with schools, shops, pubs and other useful amenities.

Lucknam Park country house hotel and spa is within one mile and also has high quality livery stables and equestrian facilities.

The M4 Junctions 17 and 18 are within a short drive and the World Heritage City of Bath is approximately 5 miles away with its extensive array of shops, schools, restaurants, theatres, premiership rugby and historic architecture.



The House

Hunters Hall is a quality conversion of a Grade II Listed 18th century stone-built coaching inn set in a plot of 0.98 acres. It's been thoughtfully extended and updated over the past 15 years and is in immaculate order.

At the front, an entrance porch frames the front door, opening into the spacious hallway, with oak floorboards leading to the ground floor accommodation. Either side of the hall is a snug and a study, both with stone fireplaces and windows to the front. The hallway then flows along the width of the building: one way leads to the spacious drawing room with stone fireplace, a wood burner and dual aspect windows facing east and west, making it a lovely, light room. Next is the utility/boot room - and a convenient side entrance to the house, as it connects with the courtyard which has space for parking.

At the other side of the hallway, there are stairs up, and beyond this, the sitting room and kitchen/dining room. The kitchen extension has polished limestone flooring and green oak framed French doors overlooking the garden. The Plain English bespoke kitchen has mix of sycamore and slate worktops, an oil-fired Aga and double ceramic sink. There's a large island unit and plenty of storage, including a pantry cupboard. The adjacent sitting room has a stone fireplace with wood burner and dual aspect windows. Windows throughout the house are double glazed at the rear, and single glazed at the front.







Upstairs, the accommodation has a similar, symmetrical layout, with generous-sized bedrooms, each with rural views over surrounding countryside or the gardens. The second floor bedrooms have pitched ceilings with exposed beams which enhances the spaces. The stylish bath and shower rooms have high specification fittings and underfloor heating.

There is an extensive cellar which follows the whole footprint of the older part of the house. This is accessed either through the house or from the side garden and currently houses the central heating system and provides a large storage space.



Gardens and Grounds

The west-facing gardens to the rear consists of around one acre of manicured two-tiered lawns, assorted mature trees and shrubs and an enclosed vegetable garden with wooden greenhouse and large, raised beds. There are several paved terraces, providing plenty of space for outside dining and a veranda at the side of the kitchen - a shaded spot to sit and admire the beautiful wisteria. There is parking for 4/5 cars in the courtyard.

There are two converted barns: one is currently used as a garage and the other a gym, the latter has a polished cement floor, electrics and water. Planning permission to convert this barn into a two-bedroom annex was granted but has since expired.



FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 509 sq.m / 5,486 sq.ft
Outbuilding: 106 sq.m / 1,145 sq.ft
Total: 615 sq.m / 6,631 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



PROPERTY INFORMATION



Property Information

Method of Sale: We are advised that the property is Freehold.

Services: We are advised that mains electricity is connected and the central heating system runs on oil with private sewerage/drainage.

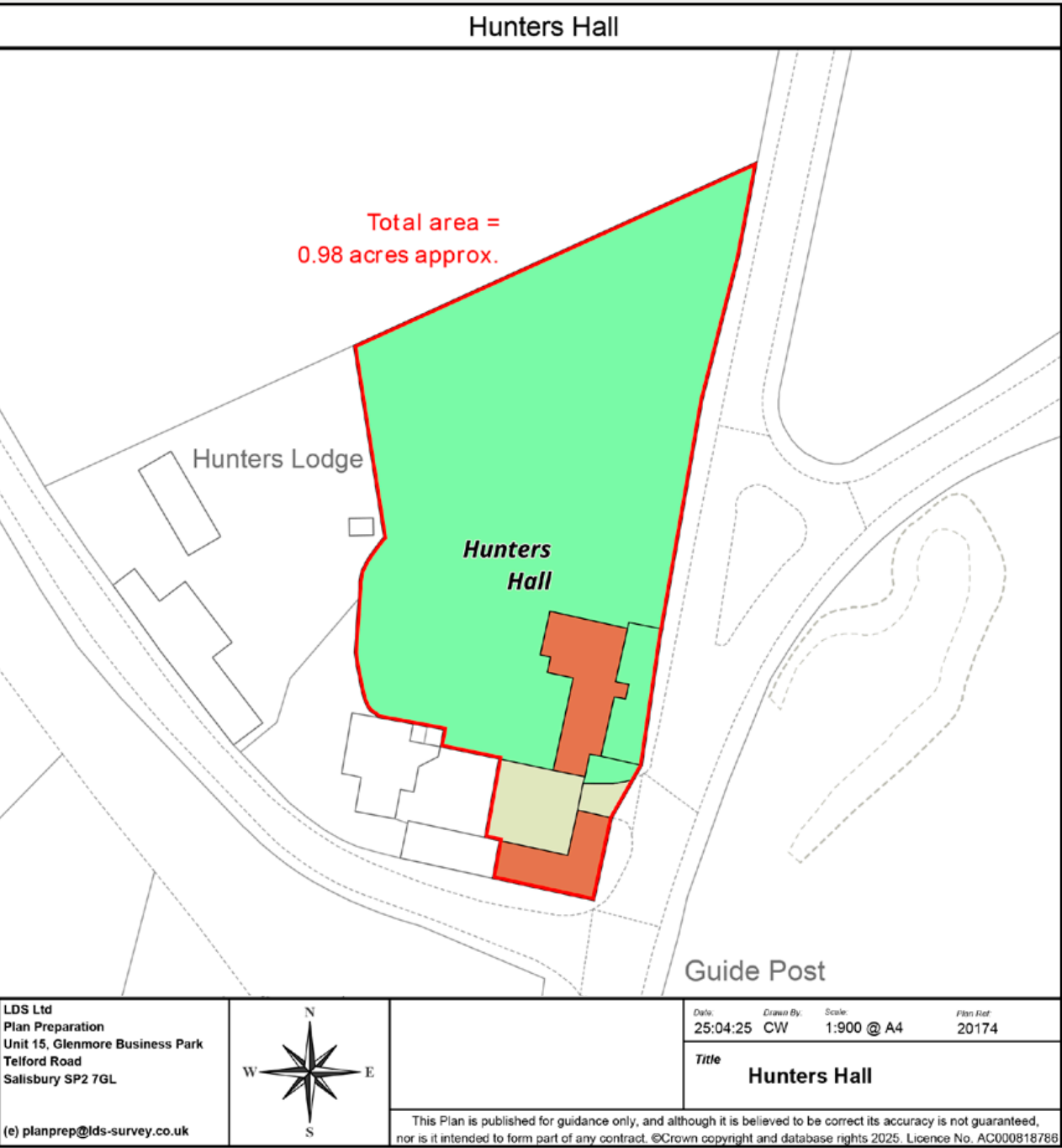
Local Authority: South Gloucester County Council

Council Tax: Band G

EPC: E

Postcode: SN14 8RL

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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