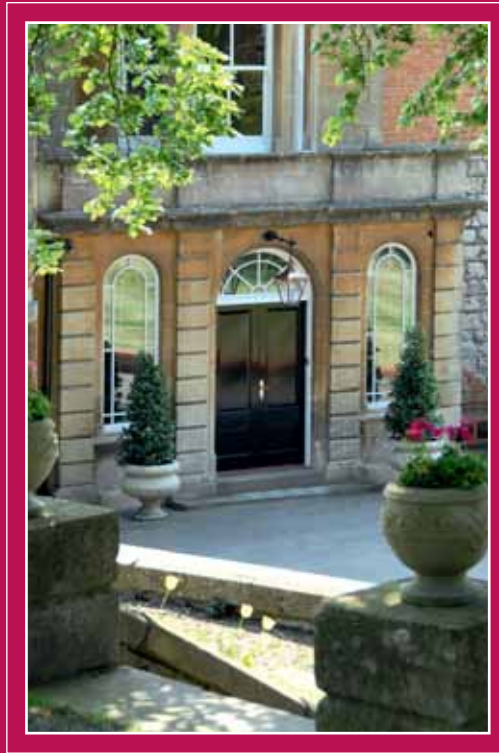


Etonhurst House



Somerset



Etonhurst House

Somerset

*Street 3 miles, Wells 11 miles, Bristol 36 miles, Bath 36 miles, Taunton 25 miles, M5 Jt23 8 miles
(all distances are approximate)*

*A superbly presented and fully restored 19th century
period village house in an elevated position with spectacular southerly views*

Summary of Accommodation

Reception Hall, Drawing Room, Dining Room, Sitting Room, Morning Room, Kitchen/Breakfast Room

Principal Bedroom Suite, 6 Further Bedrooms, and 4 Bathrooms

Study, Billiards Room and Wine Cellar

Outside

Formal Gardens, Outbuildings, Store Rooms and Parking

In all about 5 Acres

For Sale Freehold by Private Treaty

Head Office
32 Grosvenor Square, Mayfair, London W1K 2HJ
Telephone: 0207 758 8488
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www.hamptons.co.uk



Cotswold Country House Office
The Old Brewery, 18 Sheep Street, Burford OX18 4LS
Telephone: 01993 824546
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Situation and Communications

- The property is situated in an elevated position on the outskirts of the village of Ashcott a small village lying about 3 miles to the west of Street. The Parish formerly in the hundred of Whitley was historically in the possession of the Abbey of Glastonbury.
- The village provides several public houses, Parish Church, local butcher, post office and village hall. There is a village cricket club.
- Nearby Street provides for day to day requirements with a substantial supermarket, speciality shops and Clarkes outlet village.
- Bristol International Airport is approximately 30 miles and England's smallest Cathedral City Wells, is about 11 miles distance.
- Fast communications link the M5 (8miles) and the important Regional centres Bristol, Exeter, Taunton and Bath.
- The general area is well served by independent and state schools with the renowned Millfield School 5 miles distance and Wells Cathedral School approximately 11 miles.
- Sporting; horse racing at Bath, Wincanton and Taunton, Golf courses at Mendip and Wells, County cricket at Taunton, Premiership rugby at Bristol and Bath, hunting with the Mendip Farmers Hunt and West Somerset.





Description

- Etonhurst House is a substantial 19th Century Period country house which has been painstakingly restored to a very high standard in recent years. The property is constructed of mellow brick under a slate roof with four bays on the south elevation arranged over three floors. The entrance portico is of dressed bath stone with arched entrance ways. The elegant reception rooms are light and spacious, some of which have access directly

on to the garden and terrace.

- The property was associated with Millfield School and was a boarding house for several years. The present owners have radically modified the accommodation and upgraded the fixtures and fittings throughout together with the upgrading of heating, plumbing and wiring, and the replacement of the majority of sash windows and the overhauling of the roof etc.

- The house is situated within approximately 5 acres of well maintained mainly walled gardens with lawns, mature specimen trees including Copper Beech and Horse Chestnuts.
- The main reception rooms include the original mosaic tiles in the hall together with the original pine flooring in the drawing room and dining room, the latter with a marquetry border. There is a very fine easy rise staircase with moulded handrail and barley twist



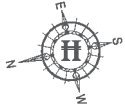
wrought iron detail leading to the second floor. Where possible the original cast iron radiators have been restored and re set.

- A new bespoke hand painted kitchen has been added with granite work surfaces and includes a four oven gas Aga. There is an impressive glass covered well which is a feature in the kitchen and is illuminated.

- The principal reception rooms together with the main bedrooms are mainly south facing and are wonderfully light and spacious with high ceilings and deep sashes.



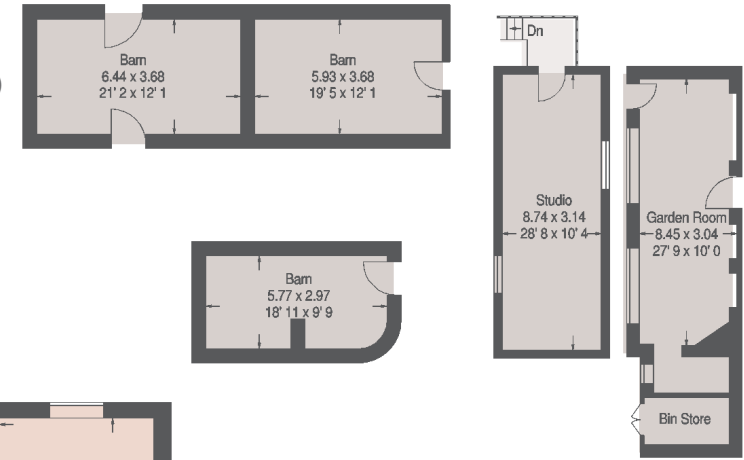




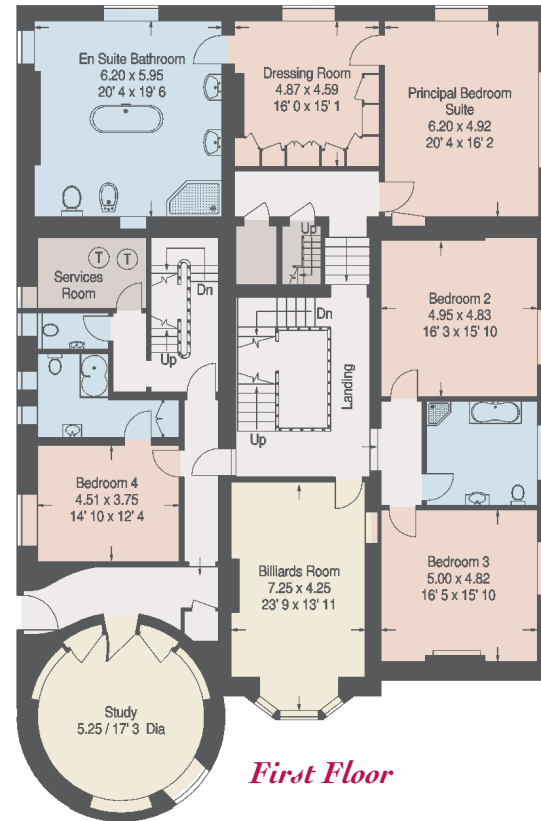
Etonhurst House

Approximate Gross Internal Areas
 Main House: 1,126 sq.m (12,120 sq.ft)
 Barns: 64 sq.m (689 sq.ft)
 Garden Room: 61 sq.m (657 sq.ft)
 Total: 1,251 sq.m (13,466 sq.ft)

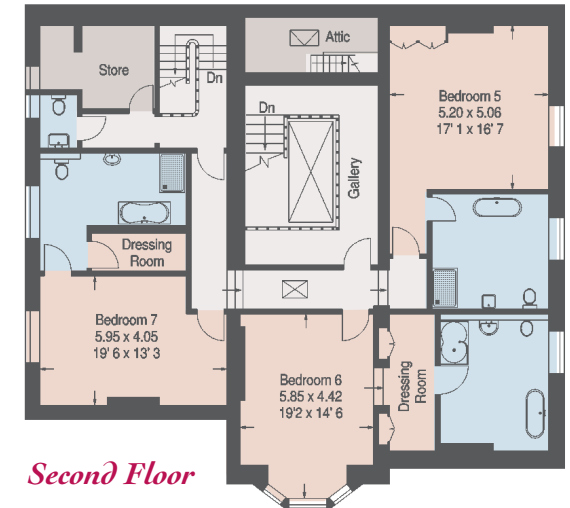
Outbuildings



Ground Floor



First Floor



Second Floor

- Reception rooms
- Kitchen/utilities
- Bathrooms
- Bedrooms
- Circulation areas



Services

Mains Gas, Electricity, Water and Drainage are connected.

Council Tax

To be assessed

Local Authority

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, TA6 3AR, Telephone: 0845 408 2540

Directions

From the M5 junction 23 follow the A39 towards Glastonbury, before arriving at Ashcott the property will be seen on the left hand side behind a high brick wall.

From Street join the A39 continuing through the village of Ashcott and proceed up the hill where the property will be seen on the right hand side behind a high brick wall.

Viewings

Strictly by appointment with the selling agent. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the

property with a member of Hamptons staff who have seen the property in order that you do not make a wasted journey.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
		48	51
		42	44
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



