

The Dower House

Rode, Nr Bath, Somerset





The Dower House

Rode, Nr Bath, Somerset, BA11

Bradford-on-Avon 5 miles, Frome 6 miles, Bath 9 miles, Westbury Station 7 miles, Bristol Airport 25 miles
(All mileages are approximate)

**A modern country house with a separate annexe,
standing in mature landscaped gardens in a popular
village near Bath.**

Accommodation

Entrance hall | Sitting room | Dining room | Study | Kitchen | Living room | Cloakroom | Laundry room
Gym | Games room | Further study | Stores | Shower room (lower ground floor with scope for integral annexe)

Principal bedroom suite with en suite bathroom and fitted dressing room
Second dressing room / bedroom and further bathroom
2 further bedrooms with en suite bath or shower rooms | Bedroom 4 & 5
Guest bedroom with freestanding bath and WC

Triple garage | 1 bedroom annexe with kitchen/living room and shower room

Landscaped gardens and grounds including a series of lakes | Large paddock

Approximately 15.85 acres (6.41 hectares) in total



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Situation

Finished in 2006, The Dower House forms a significant part of an exclusive estate of six properties that were either constructed or redeveloped on the site of some former tropical bird gardens that closed in 2001. Known as Rode Manor, the estate lies just beyond the popular village of Rode. As a result, the whole site has magnificent mature gardens and grounds, The Dower House in particular.

This sought after village lies approximately 9 miles to the south of Bath. The village boasts excellent local amenities including a village hall, several pub / restaurants, a post office / local shop, church and a popular village primary school. The Georgian city of Bath provides excellent shopping and extensive leisure, recreational and cultural opportunities including the theatre and opera.

The area is well known having a number of excellent schools. Bath offers both state and private education which includes Monkton Combe, Prior Park, King Edwards, The Royal High School, Kingswood, Beechen Cliff and Ralph Allen School. Further afield schools include Badminton, Millfield, Downside, Sexey's and Dauntseys. Bath University is highly recognised as one of the leading UK universities.

Road and rail links from Rode are excellent. Access to London Paddington is approximately 80 minutes by train from Bath Spa or Westbury Station. The M4 and A303/M3 provide excellent road access to both London and the West Country. Bristol Airport is 25 miles away.



The Dower House

The ground floor accommodation is well arranged to create an excellent flow throughout the house. There is an impressive entrance hall together with generous reception room, all of which enjoy beautiful garden views and superb natural light, thanks to the large central skylight.

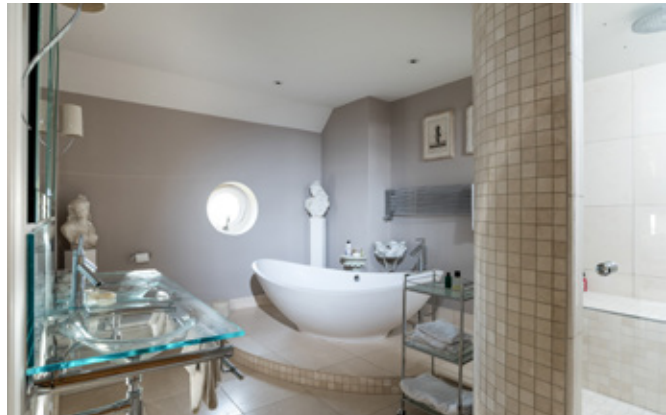
The dual aspect sitting room has French doors leading onto a balcony with steps down to the lawns below. A further set of double doors opens into the dining room, creating an enfilade spanning the whole width of the house and provides a great entertaining space. A side passage also conveniently connects the dining room with the kitchen.

The kitchen has an Aga, a large island with integrated appliances and bespoke cabinetry. There is plenty of storage and kitchen opens into an inviting living room with doors opening on the terrace beyond. A side hall connects the entrance hall with a boot room, stores and the back door towards the parking and garages.

The lower ground floor currently provides a further large study, boiler room with stores, laundry space, gym with shower room and a games room. Separate access to the outside means this whole floor, or more likely a large part, could be configured into a self-contained annexe or flat.

Upstairs, the principal bedroom occupies the southeast corner with lovely views over the gardens, lakes and grounds beyond. It has a large bathroom with walk-in shower and a pair of basins. There is also a walk-in dressing room which the owners have connected to a former bedroom to create a further dressing room. This connects to a smaller bedroom with adjoining bathroom.

There are two further bedroom suites, one with a bathroom and another with a shower room. The guest bedroom in particular also has fabulous views over the lakes and grounds. The final bedroom occupies a large area above the living room with a freestanding bathtub, sink and WC. In total, there are currently five bedrooms, two dressing rooms and four bath or shower rooms.





Gardens and Grounds

As the site of a former manor house, the grounds are far more mature than one would normally expect for a modern country house and provide an idyllic setting for this fine house. Stone gate piers with automated wrought iron gates open onto a sweeping gravel drive flanked by box hedging and herbaceous borders that lead to the front of the house with a welcoming stone portico and parking for ample cars. The detached triple garage is easily accessible with its separate annexe above.

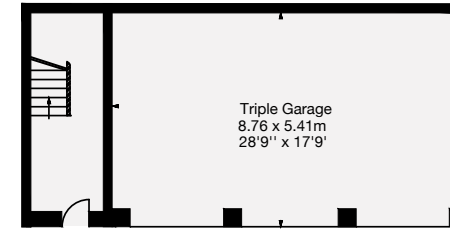
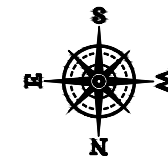
The annexe has its own door with stairs leading to the open plan kitchen / dining / living room, with a separate bedroom, shower room and den.

A path sweeps gradually down the lawn from the parking area to provide a separate access to the lower terrace and ground floor, with a south-facing seating area overlooking the lake below. Stone balustrades flank steps up to the principal rooms and balcony on the raised ground floor. Leading out from the living room and to the west of the house is a large terrace, ideal for entertaining.

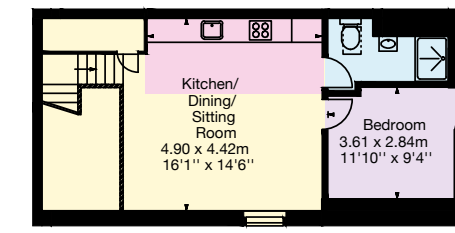
The grounds have been enhanced since the owners moved in, with eye-catching features such as the series of ponds that have been enlarged and improved, feeding into the lake that is surrounded by specimen trees and shrubs. Simple systems ensure they can be easily managed and maintained.

The owners have also created a ha-ha separating the gardens from the large paddock to the south to ensure uninterrupted views from the house. There is also direct access to the lane. The paddock is currently used for grazing polo ponies.

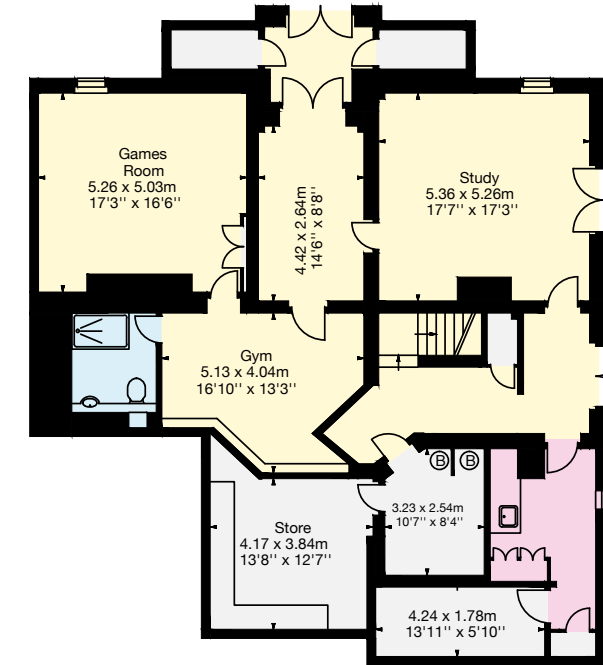
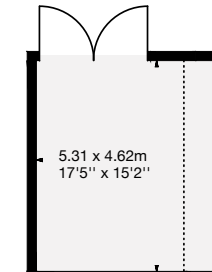
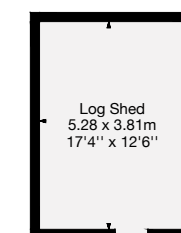
Approximate Gross Internal Area
 Main House = 661 sq m / 7,123 sq ft
 Outbuildings = 145 sq m / 1,585 sq ft
 Total Area = 806 sq m / 8,708 sq ft



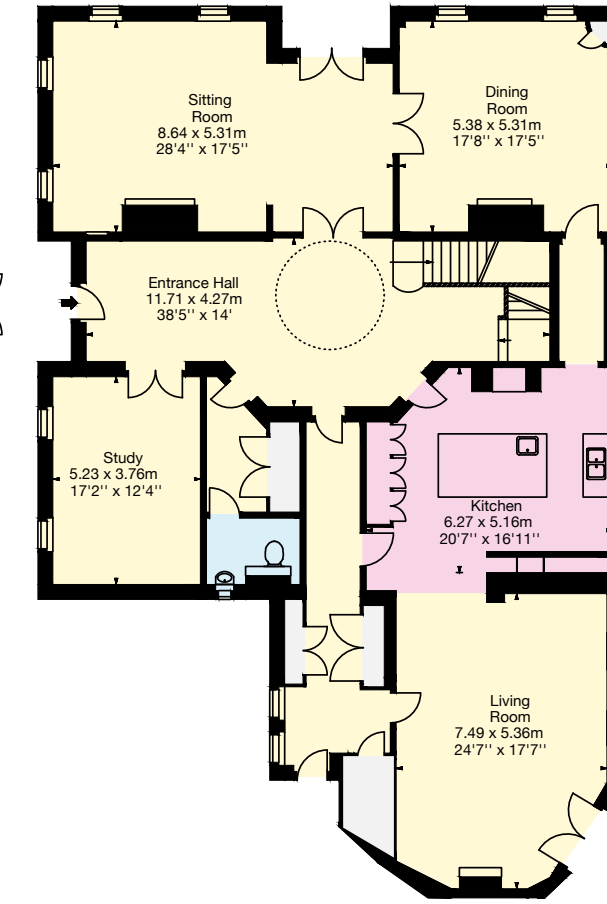
Ground Floor



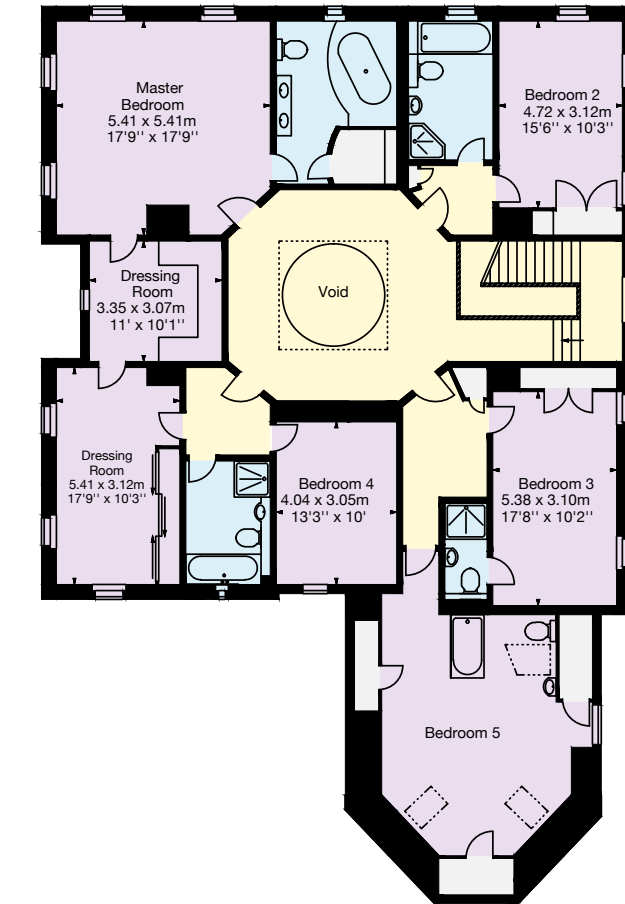
First Floor



Lower Ground Floor



Ground Floor

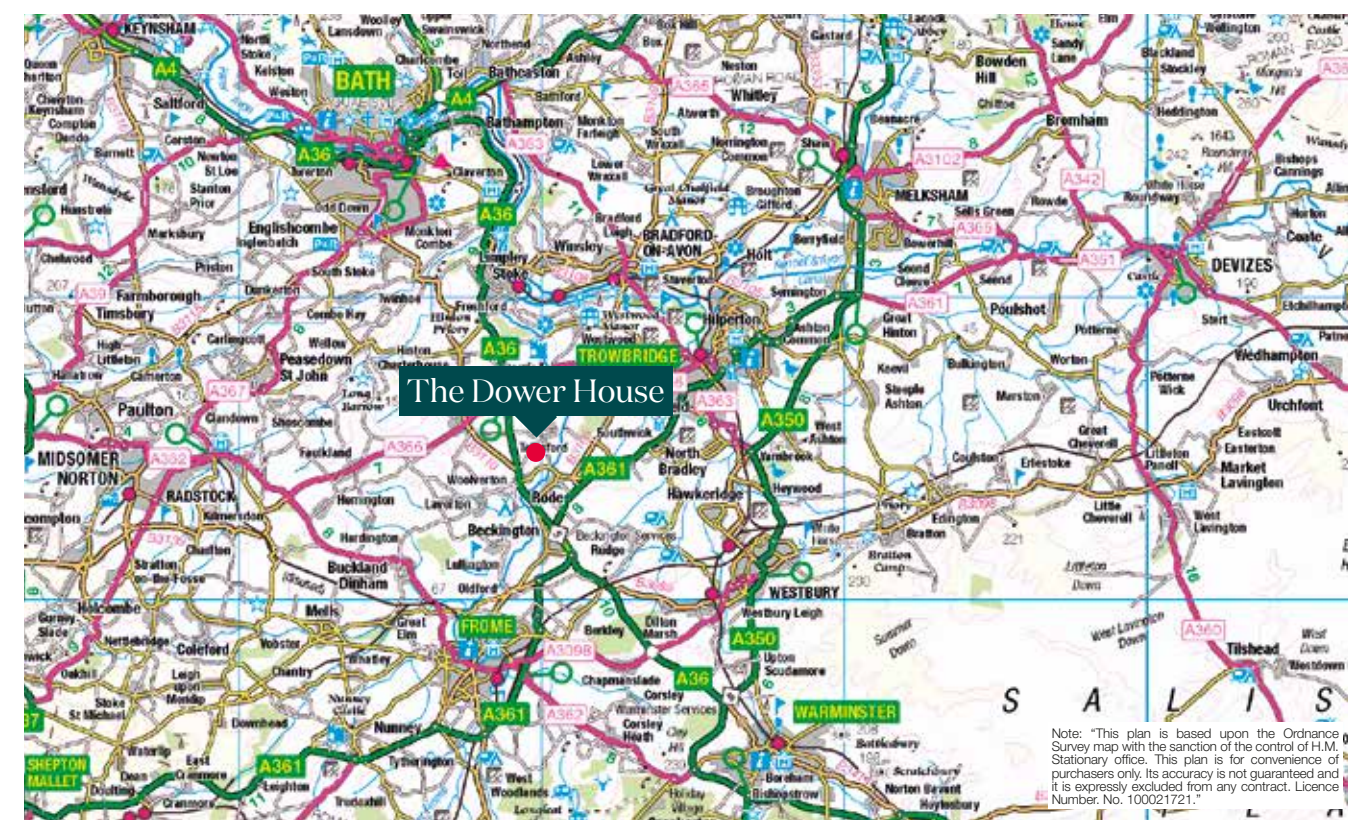


First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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	Pasture		Orchard																												
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Services

Mains water and electricity. Waste treatment plant. LPG gas-fired central heating and hot water. Broadband. Intruder and fire alarm system.

EPC Rating

Band D

Local Authority

Mendip District Council

Council Tax

The Dower House: Band H.
 Flat: Band A.

Agent's Comments

Please note that a footpath crosses a far corner of the paddock southwest of the house. Residents of the estate are part of the management company that looks after the shared driveway and communications.

Directions (BA11 6QW)

From London proceed on M3 and then the A303 heading west. After Stonehenge take the A36 signposted Warminster. Continue along this road, by-passing Warminster, at the Beckington roundabout with the Texaco garage; take the second exit towards Bath. After approximately 1 mile turn right at The Red Lion public house and after about half a mile you will see a sign for 'Rode Manor'. Turn left here and continue down the drive to the first gateway on your left hand side to The Dower House.

Viewings

Strictly by appointment with the Knight Frank LLP.



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