

THE THATCHED HOUSE

Cold Ashton, SN14



A STRIKING FOUR-BEDROOM HOME WITH EXCEPTIONAL VIEWS

An exceptional Grade II listed village house, architecturally reimagined to combine period character with outstanding contemporary design, extensive terraces and gardens, and far-reaching countryside views, approximately six miles from Bath.



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Services: Mains electricity, water and drainage are connected. LPG provides heating and hot water, with underfloor heating and radiators. A 24-panel solar system is installed.

Local Authority: South Gloucestershire Council

Council Tax Band: G

what3words: ///selects.overlooks.horizons

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

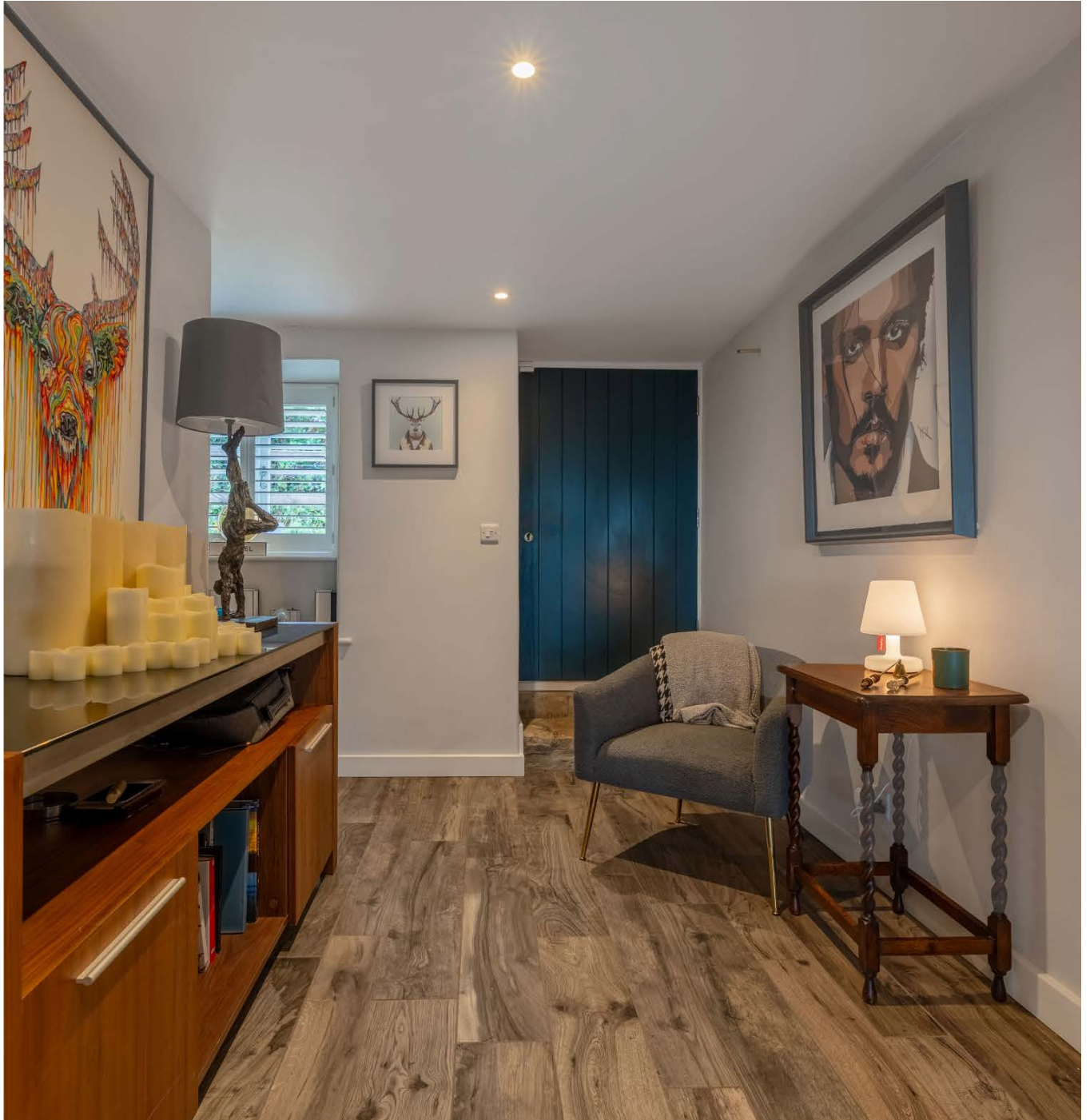
Cold Ashton is a highly desirable village on the northern edge of Bath, offering a rare combination of peaceful rural living and excellent connectivity. Surrounded by open countryside and scenic walking routes, it benefits from nearby amenities in Marshfield, while Bath and Bristol. Approximately six miles away, Bath, a UNESCO World Heritage city, offers an outstanding selection of independent shops, restaurants, cafés and wine bars, alongside leading retailers. The area benefits from a wide range of sporting and recreational opportunities, while a selection of well-regarded state and independent schools are within easy reach.

Bath Spa station provides direct services to London Paddington, Bristol and South Wales, while Chippenham station offers an additional route to London. Junction 18 of the M4 is conveniently close, and Bristol Airport is approximately 20 miles away.







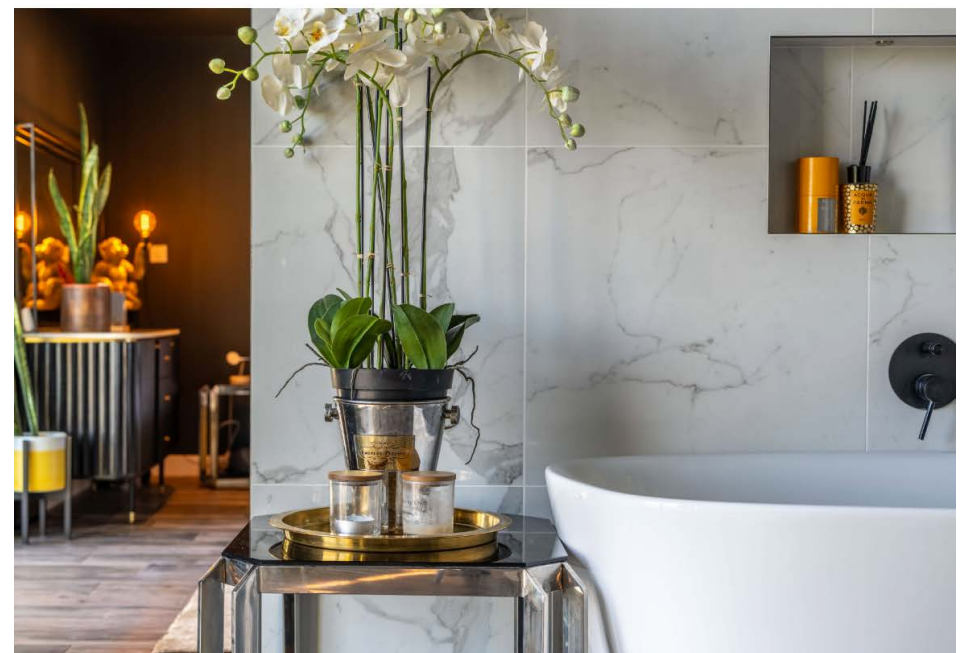


THE HOUSE

The Thatched House is an exceptional and highly individual Grade II listed home which has undergone an extensive and sympathetic programme of rebuilding, refurbishment and extension. The architecture brings together the character and fabric of the original period house with a striking contemporary addition, creating a home that feels both distinctive and entirely suited to modern living.

Positioned to take full advantage of its elevated setting and far-reaching countryside views, the property provides approximately 3,642 sq ft of accommodation arranged over three floors. The interiors balance period detail with clean contemporary lines, generous living spaces and a strong connection between the house, terraces and gardens.

The specification is equally considered, with features including a bespoke German kitchen, Italian bathrooms, solar panels, rainwater harvesting and an integrated lawn irrigation system.







THE HOUSE

Entered through a welcoming entrance hall, the house offers a series of versatile reception spaces, including a garden room with Crittall-style doors, a sitting room and a cosy snug that connects seamlessly to the kitchen and family living area. The heart of the home is an exceptional open-plan kitchen, dining and living space, where full-height glazing and a large roof lantern flood the room with natural light and frame far-reaching countryside views. A suspended wood-burning stove provides a striking focal point, while doors open directly onto extensive sun terraces. The bespoke kitchen features hand-finished cabinetry, Dekton work surfaces and an excellent range of appliances, including Fisher & Paykel refrigeration and dishwasher, a wine cooler, Quooker tap, Bora induction hob with integrated extraction and KitchenAid ovens. A separate Butler's kitchen offers additional preparation and entertaining space, supported by a pantry, laundry room, store and boiler room. The first floor accommodates three well-appointed bedrooms, each with fitted storage and its own en-suite bath or shower room. Occupying the garden level, the principal suite provides a private retreat, featuring floor-to-ceiling glazing opening onto a private terrace and the gardens beyond, a generous fitted dressing room and a luxurious en-suite bath and shower room with direct garden access.







OUTSIDE

The gardens and terraces form an integral part of The Thatched House and have been designed to make the most of the property's elevated position and far-reaching rural outlook. Extensive paved terraces wrap around the side and rear elevations, creating a series of spaces for outdoor dining, entertaining and relaxation and providing a natural extension of the principal living accommodation. A large level lawn is complemented by established planting, external lighting, water supplies and an integrated irrigation system. The principal bedroom suite enjoys direct access to its own private terrace and the garden beyond, while gated access leads to the off-street parking area.

The result is a rare combination of historic character, contemporary architecture, privacy and open countryside views, all within remarkably easy reach of Bath.

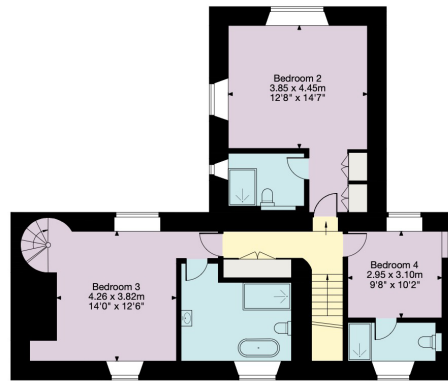




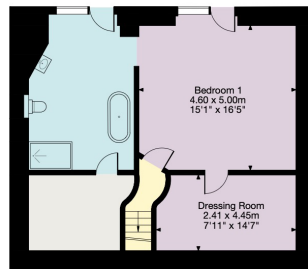
Thatched House

Cold Ashton

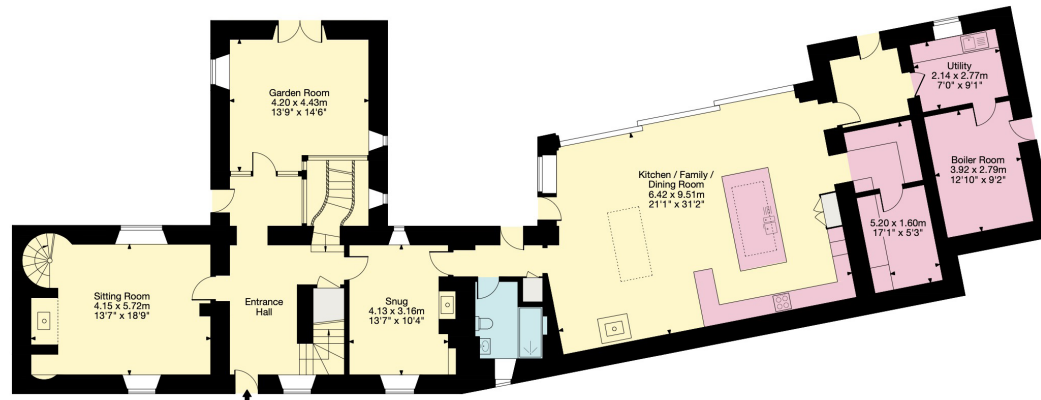
Gross Internal Area (Approx.)
338.4 sq m / 3,642 sq ft



First Floor



Garden Floor



Ground Floor

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

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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