



Rogers Orchard, Upper Street, Dyrham, South Gloucestershire, SN14 8HN



**A handsome Grade II listed double fronted house, built circa 1800, providing beautifully presented accommodation in excess of 3,000 sq. ft. in this highly sought-after village**

Entrance hall | Drawing room | Dining room | Study | Kitchen | Family/garden room | Cloakroom | Utility/boot room | Master bedroom with en suite bathroom | 4 further bedrooms (3 en suite) | Cellar | Gravelled Parking | Landscaped gardens | Studio Annexe | In all, approximately 0.46 of an acre

**History**

The story behind the name concerns a William Rogers, who was a member of the Squire's household at Dyrham and fought at the Battle of Worcester in 1651, helping Charles II to escape after the battle. He was given the plot of land as a reward and lived there until his death in 1701. The current house was built circa 1800 and was part of the Dyrham Park estate until the mid-1900s.

**Situation**

Dyrham is a beautiful village, perfectly located with easy access into the City of Bath and schools located on its northern fringes, such as the Royal High and Kingswood, whilst also being very convenient to access the M4 either to Bristol or towards London.

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 range of sports clubs and facilities. There is also a very handy petrol station with store at Pennsylvania. The countryside surrounding Dyrham is really very fine for walking. Rogers Orchard is steps away from the Cotswold Way which, at the top of the lane, passes through fields with amazing views as far as the Severn Bridge and beyond. Dyrham Park, a spectacular example of a 17th Century mansion owned by the National Trust, is situated close by with its fine gardens and parkland open to the public.

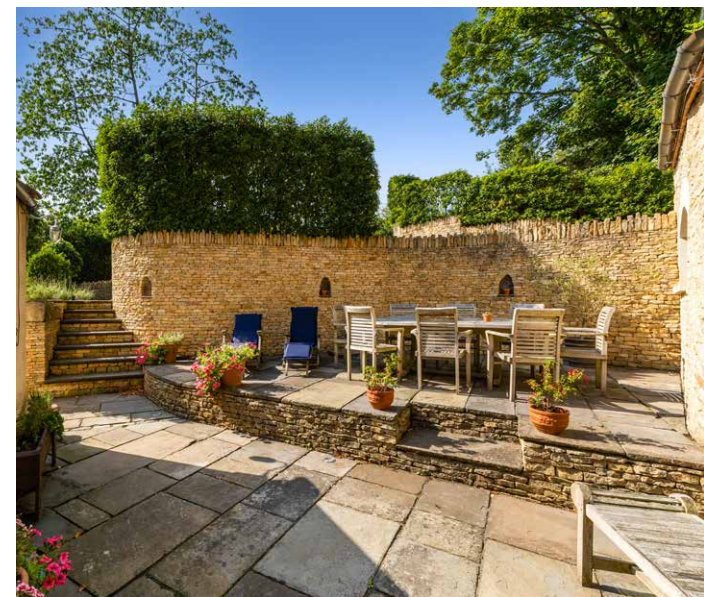
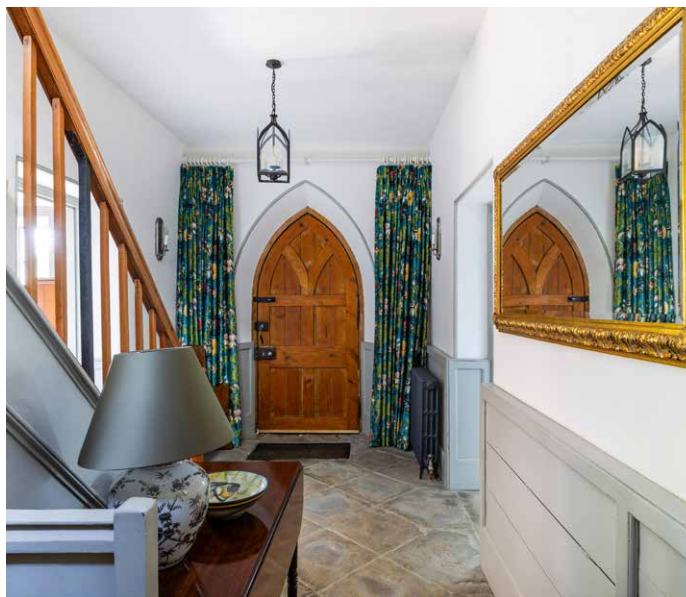
**Description**

Rogers Orchard was fully refurbished in 2017 when our client purchased the property. The period features which have been carefully maintained include wonderful panelling in the hall, stone mullioned windows in most cases, some original timber shutters, pitch pine original staircase and a number of original timber beams. These features have been carefully blended with a contemporary style glazed garden room and other modern features which make the house practical and extremely pleasing.

Entering the house via the most wonderful Gothic style front door you are greeted by the central flagstone hallway leading to two principal reception rooms either side of the hall.

To the left hand side is the drawing room which is an absolute delight with an ashlar fireplace and a Jotul wood burning stove. Views to the south are really superb.

On the right hand side of the hall is the second reception which makes a superb dining room. This also has a wood burning stove there are some extremely attractive fitted cupboards with original shelving above.





This leads seamlessly through to a fine hand-built kitchen which contains all the appliances that one would expect. There is a Miele built-in oven, integrated Miele dishwasher, fridge and underfloor heating.

The kitchen leads through to a wonderful family/garden room which has a huge glazed sliding door and windows to either side which fill the room with light and the feeling of space. The roof is also glazed on one pitch. The room makes a great space to entertain with doors that lead out to the most fabulous terrace.

On from here you find the fifth bedroom with its own en suite giving a great space for guests to stay.

On from the kitchen you come through to the rear hallway and a cosy study, downstairs cloakroom and the most brilliantly fitted boot room and utility room.

Back in the main central hallway an understairs door leads down to the substantial cellar. Here you will find the heating system, underfloor heating manifolds, pressurised water cylinder and the oil tank.

On the half landing to the first floor there is a useful cupboard and stairs then lead on to the substantial master bedroom which enjoys superb views to the south. A bank of attractive fitted cupboards fill one wall, and a central door leads to a finely fitted en suite bathroom with shower cubicle and roll top bath. Oak flooring and some beautiful tiling complete the room.

There are two further bedrooms to the front of the house which both have terrific views to the south; one is a smaller single bedroom and the other a good size double with fitted wardrobes and an en suite shower room. Bedroom 4 is to the rear of the house and, again, has fitted wardrobes and an en suite shower room.

### Outside

The grounds of Rogers Orchard have been substantially landscaped in order to make the most of the views and to give some really good flat expanses of lawn. The driveway passes over a fine cobbled section and leads up to a parking area for 5-6 cars. Large dry stone walling also flanks the driveway, giving a really dramatic feel.

At the top of the driveway oak sleepers provide a stairway up to a flat area where there is a fantastic bespoke studio annexe, constructed in 2018. It provides two rooms and a shower room with electric radiators and wi-fi connected. Our clients currently use it as a cinema room and gym but it would also make a fantastic home office or hobbies space.

A beautiful paved terrace with a curved dry stone wall creates the perfect dining area accessed from the garden room. There are lawned areas which have been designed to give plenty of space to enjoy the views, which are really very special.

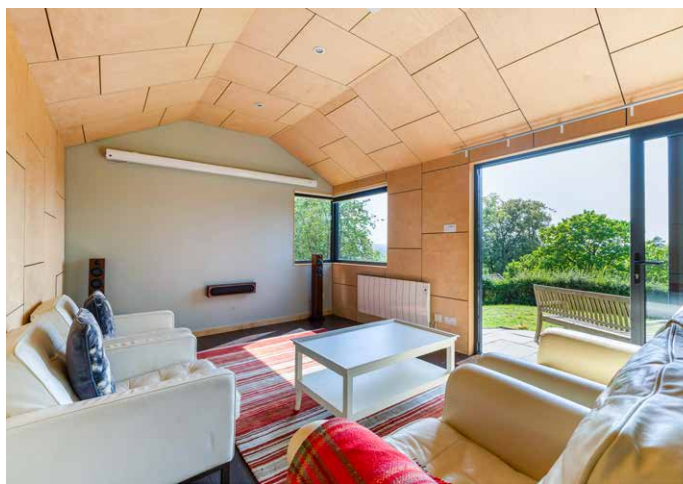
### General Information

South Gloucestershire Council. Council Tax Band G.

Freehold tenure.

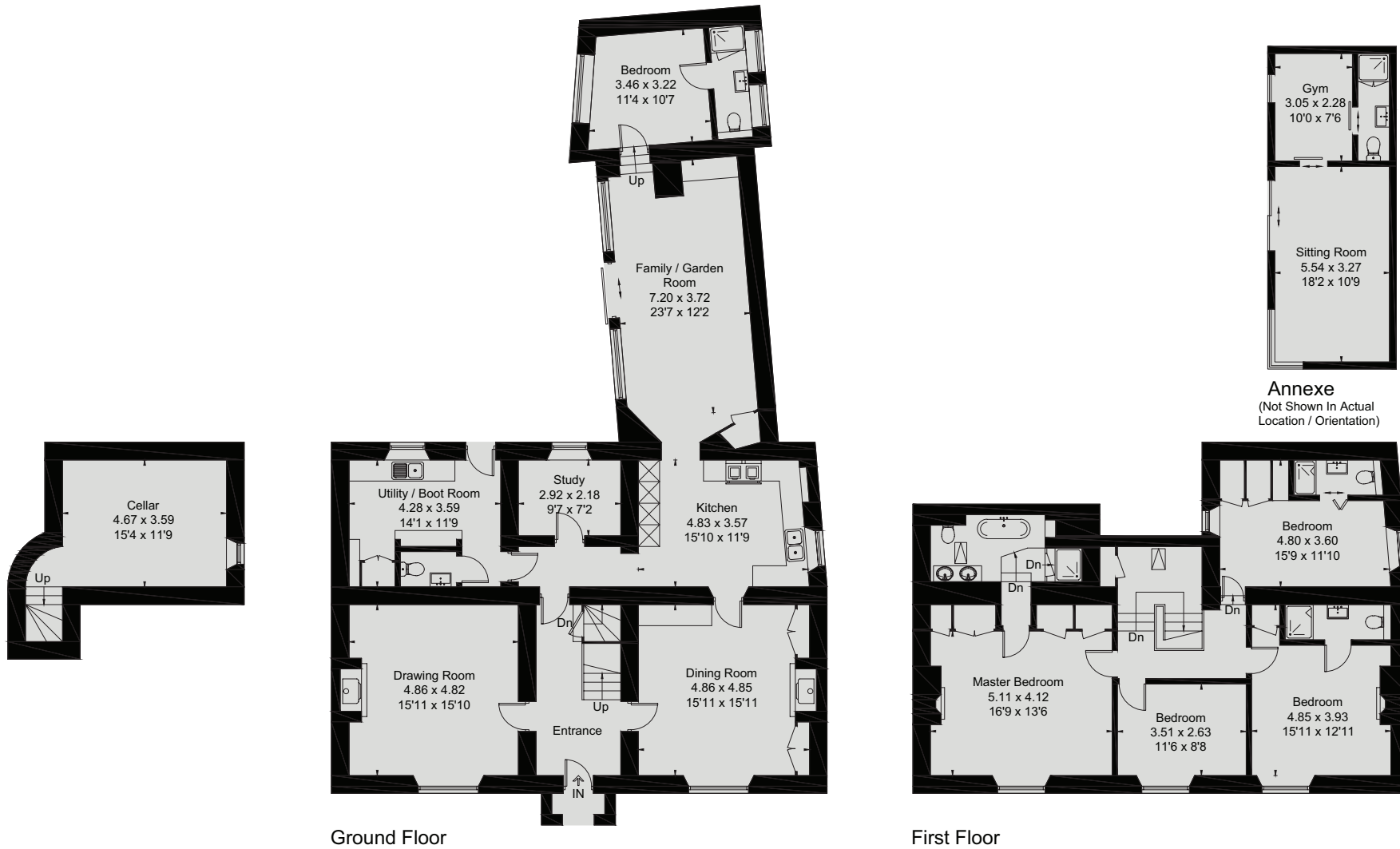
Mains electricity and water. Private drainage system installed 2016.

Oil fired central heating, both radiators and underfloor heating.





Approximate Floor Area = 286.7 sq m / 3086 sq ft (Including Cellar)  
 Annexe = 28.5 sq m / 307 sq ft  
 Total = 315.2 sq m / 3393 sq ft



Ground Floor

First Floor



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