

Still Meadows, Bathampton BA2



**Strattons
+ Partners**





Location

Still Meadows is at the start of Bathampton Lane on the edge of this wonderful village located on the fringe of Bath. This family home is around a mile walk away from Bath's famous Sydney Gardens and Great Pulteney Street. Bathampton village centre (0.4 miles) thrives; mixing the picturesque canal bridge and stunning village church with a great community that includes The George and Doctors Surgery. In addition the countryside is on your doorstep. Schools throughout Bath are highly recommended, and the village school was rated Outstanding in 2010 Ofsted. The highly regarded King Edwards School is only 0.8 miles distant. Access to M4 is around 10 miles via the toll bridge and A46 and importantly avoids the worst of the traffic of Bath city centre. Mainline Bath Spa is around 1.8 miles by car or an easy cycle through the city

Key Features

- Wing of Georgian Mansion
- Edge of Bath
- Arranged over 3 floors
- Four Bedrooms, Four Bathrooms
- Stylish Accommodation
- Beautiful Gardens
- Detached Garage and Parking
- Bathampton 0.4 miles
- City Centre 1 mile
- Bath Spa Train 1.8 miles
- M4 Junction 18, 10 miles
- Bristol Airport 19 miles

Strattons and Partners

Alex Bowater has worked for over 15 years in the Bath & Bristol area and he has now started Strattons & Partners based on everything he has learned in that time.

When you are buying in a new area you may like more advice and ideas on the locality. If so, it would be a pleasure to help you.

If you would like to go onto our buyers list, we will listen to your requirements, then keep in touch with you regards to your search by introducing property on and off market.

Viewing are undertaken by people who have good knowledge of that property, and will allow you time to look around, helping you along with way with the purchase of your next home.

As well as Rightmove and our own website, Strattons is using and developing how social media can help connect buyers and sellers.

And if you are considering selling, then please invite us out to value your property. We will listen to your needs and make sure we help you achieve them. We will happily provide guidance on current market trends and likely value, then advise best marketing strategies, and introduce you to preferred partners to help you along the way.





Still Meadows Bathampton

Still Meadows is an impressive Georgian residence sitting in wonderful grounds of around half an acre. Formally the home of William Sickert, this beautiful home has been sympathetically extended to create an additional garden level complementing the accommodation on the upper floors.

The attractive entrance level has a welcoming feel and double doors open to the drawing room with solid wood flooring and stunning casement window, with seat, to the view of meadows over the garden. The adjacent bedroom suite has fitted wardrobes and intricate cornicing that leads to an en-suite bathroom.

On the first floor the master bedroom has far reaching dual aspect views and plenty of wardrobe storage along with another en-suite. All four bedrooms have their own bathroom.

The garden level has multiple doors to the terraces and decks of the garden and has been stylishly finished to create wonderful spaces for cooking and entertaining. The accommodation here includes a bespoke kitchen and 'butlers bar' utility room. The Garden Room is striking with multiple doors and an impressive glazed lantern roof provides a stunning architectural showpiece. There is also a music area and downstairs cloakroom. The dining space is perfect with floor to

ceiling windows to the terrace and a further glazed lantern roof.

On this level is a further garden bedroom with en-suite and its own dressing area and doors leading to outside.

The considered gardens have been shaped into different areas making it a perfect backdrop for parties. The decked area overlooks the canal with formal lawns to the left hand side. The rear section is Italianate with lush topiary and ornamental pond. Closer to the house is the contemporary terrace adjacent to the garden rooms.

Parking is straightforward with a sweeping driveway leading to ample off street parking in front of the garage.



Entance Hallway

With recessed coir matting, natural stone flooring,
radiator with deco cover. Stairs with fitted carpet rise to
first floor. Double doors through to formal drawing room.



Drawing Room - 17'3" (5.26m) x 16'3" (4.95m)

With solid wood flooring. Period fireplace with marble surround. Part panelled wall. Floor to ceiling windows with working shutters to side aspect and floor to ceiling casement doors to rear view aspect with fitted window seat. Two radiators. Intricate period cornicing detail and central ceiling rose.



Bedroom Three - 11'9" (3.58m) x 10'11" (3.33m)

With solid wood flooring, beautiful period fireplace with marble surround and part panelled wall. Floor to ceiling windows with working shutters to side aspect, floor to ceiling casement doors to rear aspect with fitted window seat, 2 radiators, intricate period cornicing detail and central ceiling rose.

En-Suite Bathroom

With fully tiled natural stone floors and walls. Adamsez oval bath with fully tiled surround, glazed shower screen with wall mounted rain shower and handheld shower over. Circular basin set into vanity unit with feature circular mirror. Concealed cistern WC with display shelf over. Wall mounted radiator, wall mounted lighting, sash window to side aspect.



Master Bedroom - 17'8" (5.38m) x 17'7" (5.36m)

Period fireplace with marble surround and coal effect fire and wall panelling. Sash window to rear and side aspect with radiator under and fitted shutters, fitted part glazed wardrobes, cornicing, central ceiling rose and door through to en-suite bathroom.



En-Suite Bathroom

With fully tiled natural stone floors and walls. Adamsee oval bath with fully tiled surround, glazed shower screen with wall mounted rain shower and handheld shower over. Circular basin set into vanity unit with feature circular mirror. Concealed cistern WC with display shelf over. Wall mounted radiator, wall mounted lighting, sash window to side aspect with fitted plantation shutters.



Second Floor Bedroom Two

12'1" (3.68m) x 11'11" (3.63m)

Sash window to front aspect with plantation shutters, fitted wardrobes, radiator with deco panel, period coving, central ceiling rose, built in unit with cupboards housing TV, floating shelves and door through to en-suite bathroom.

En-Suite Bathroom

With fully tiled walls and floors. Panelled bath with rain shower and handheld over with glazed shower screen. Concealed cistern set into display shelf with mirrored cabinet, circular basin set into vanity unit with free standing stainless steel tap. Sash window to side aspect with plantation shutters, radiator and loft access.



Kitchen - 14'4" (4.37m) x 13'6" (4.11m)

With limestone vinyl flooring, a comprehensive range of bespoke floor mounted units with granite work surfaces and tiled upstand. Stainless steel inset sink with stainless steel swan neck mixer tap, integrated appliances include Miele dishwasher, 4 oven range master range oven, 6 ring halogen hob, extractor over. Aman American style fridge/freezer and Siemens double oven. Feature arched central island, recessed ceiling spotlights, wall mounted contemporary radiator, double doors lead through to the dining conservatory.

Bar Area

With a comprehensive range of bespoke, high gloss, floor mounted units with granite work surfaces and built in Baumatic wine cooler and courtesy lit glazed shelving.



Dining Room - 15'9" (4.8m) x 13'0" (3.96m)

With limestone vinyl flooring, wall to wall, floor to ceiling windows to garden aspect. Double doors to decked sun terrace, glazed lantern light, wall mounted air conditioning controls and recessed ceiling spotlights.



Garden Room - 16'4" (4.98m) x 8'7" (2.62m)

With limestone vinyl flooring, radiator and double doors to sun sun terrace. Large glazed lantern in ceiling. Double doors to garden. Recessed ceiling spotlights. Contemporary wood burning stove.



Music Room - 14'10" (4.52m) x 10'7" (3.23m)

With limestone vinyl flooring, radiator, recessed ceiling spotlights and built in cabinetry. From the music room, bar area and kitchen there are three pairs of double doors which lead through to a further living space.



Work Shop Area

With floor mounted units with granite work surfaces, built in cupboards, floating shelves, recess with further shelving, water softener, radiator and strip lighting.

Utility Room

With limestone vinyl flooring, a comprehensive range of floor mounted units, stainless steel sink and drainer with tiled splash back. Space and plumbing for washing machine, large pressurised hot water system, wall mounted Worcester condensing boiler, built in airing cupboard. Space for further fridge/freezer and through to further work shop area.

Snug - 14'4" (4.37m) x 7'7" (2.31m)

With limestone vinyl flooring. Feature glazed doors to garden aspect. Leads through to Garden Bedroom Four.

Guest Cloakroom

With limestone vinyl flooring, concealed cistern WC, basin set into draw vanity unit, granite display shelf, extractor fan and contemporary radiator.



Garden Bedroom - 13'11" (4.24m) x 9'11" (3.02m)

With limestone vinyl flooring, double doors to garden aspect, recessed ceiling spotlights and walk in dressing area.

En-Suite Shower Room

With fully tiled floors and walls, large double sized fully glazed and tiled wet area with wall mounted and handheld shower, feature basin set in shelved and mirrored recess with courtesy lighting, concealed cistern WC, built in cupboard and recessed ceiling spotlights.



Gardens

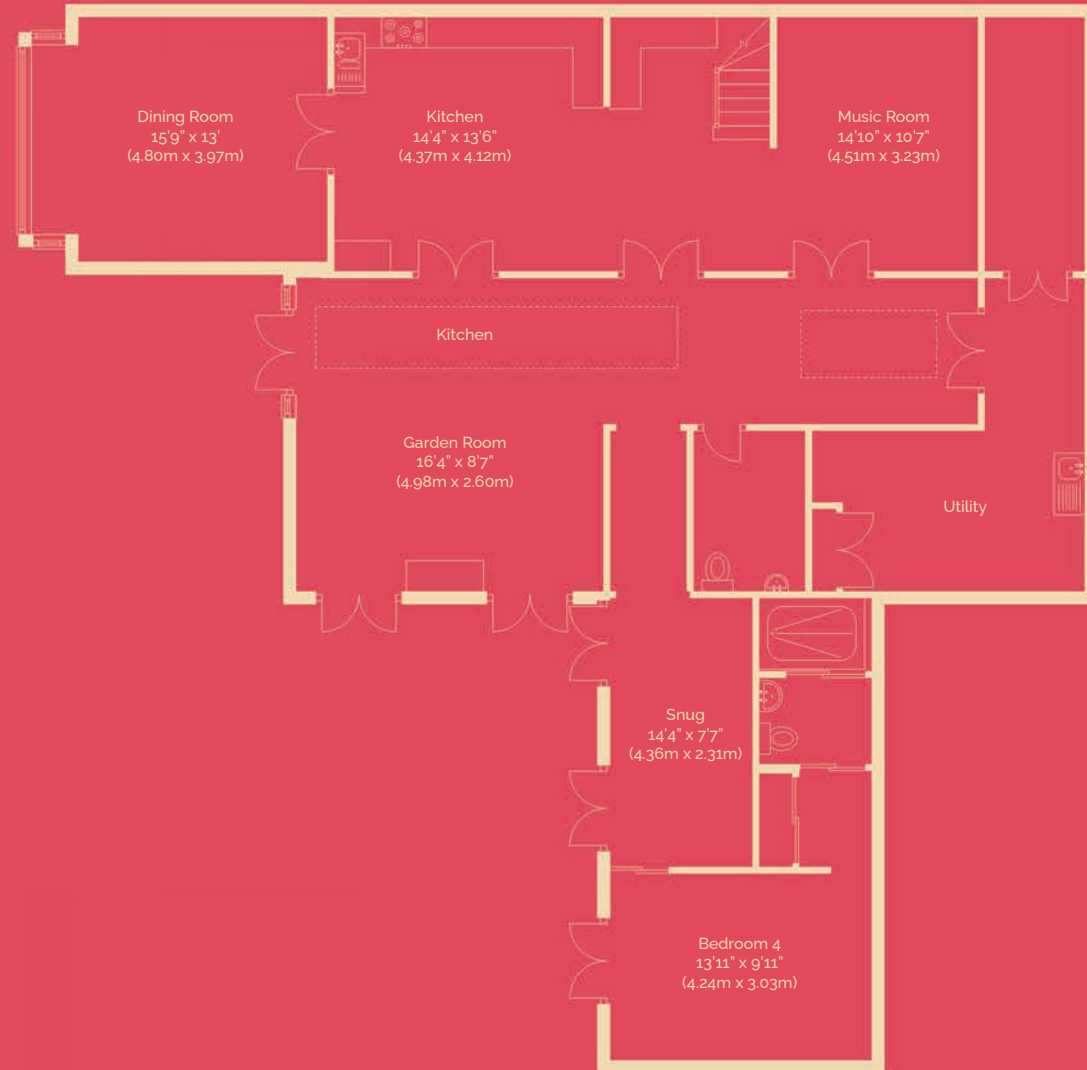
Sitting in beautifully gardens, of half an acre, overlooking meadows. Divided into classic, oriental and contemporary 'rooms' and sun terraces enjoying a wealth of mature shrubs and trees and with a beautiful pergola and timber framed summer house. The gardens wrap around the the house with sun terraces and decks. Ornamental ponds.





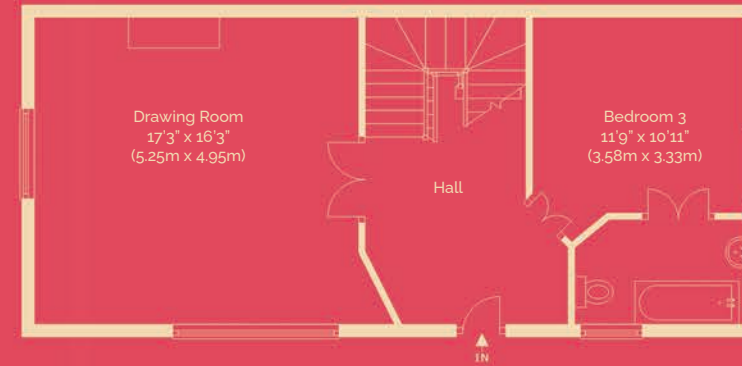
Ground Floor

Approx 168.4 sq. metres (1812.5 sq. feet)



First Floor

Approx 57.5 sq. metres (618.6 sq. feet)



Second Floor

Approx 61.2 sq metres (658.6 sq. feet)



Total area: approx 288.8 sq. metres (3108.9 sq. feet)

Every attempt has been made to ensure the accuracy of the floor plan obtained here measurements of rooms, doors and windows are approximate and no responsibility is taken for any error or omission. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. www.fkphoto.co.uk
Plan produced using PlanUp.

View

Contact the agency by email or phone to register your details and arrange an appointment. If this property is not for you, we would like to stay in contact to help find a suitable alternative.

Negotiation

Must be conducted through the agency.

Offer

You will be required to produce ID and Proof of Address for all buyers and beneficial owners. You will also be required to provide details of funding.



Strattons and Partners, for themselves and the owners, give notice that the particulars are produced in good faith as a general guide. They should not be as a statement of fact or contract. All measurements and distances are approximate. No equipment, fittings or fixtures have been tested.

OUR PARTNERS

Knowing good people in the process for the benefit of our customers is a key part of our mission. We hope that through our introductions clients will achieve their goals better. If you require any of the following we will happily recommend to you:

- Solicitor
- Mortgage Broker
- Letting Agent
- Removal Company

Strattons and Partners may receive fees for referral from third party companies that we introduce to sellers and buyers in the moving process.

Agent for this property

Alex Bowater – MBA

alex@strattonsandpartners.com



The best move you'll make.

01225 683 182

sales@strattonsandpartners.com