



LONGMEADOW

BECKINGTON



8 LONGMEADOW

WARMINSTER ROAD

BECKINGTON

BA11 6SY

A superbly appointed newly built 6 bedroom detached property, set within this exclusive village development overlooking open fields. Cleverly designed landscaped gardens, a double garage and a stunning open plan kitchen, all enhance this very special property.

- Six bedrooms (two ensembles)
- Open plan kitchen & family room
- Large sitting room with wood burner
- Separate living room
- Generous study/tv room
- Boot room
- Separate utility
- Three floors
- 3928 sq ft
- Interior designers involvement
- Landscape garden with terrace
- Double garage with sedum roof
- Paved driveway with electric gates





SITUATION

Somerset is a popular county with a huge amount to offer. Beckington itself is a lively village, perfectly placed for access to the UNESCO World Heritage City of Bath, as well as Frome and Bruton, Somerset towns that regularly feature in The Times Best Places to Live Guide. All offer a wealth of restaurants, cafes and bars, as well as galleries, theatres, museums, cinemas and cultural events. Babington House, the well-known Soho House private members' country club, is a short drive away. Situated in an Area of Outstanding Natural Beauty (AONB), there are endless views to enjoy and walks to explore. Orchardleigh Golf course is nearby, as are several outdoor pursuit centres. Stourhead Gardens, The Newt in Somerset, Hauser & Wirth and Longleat are all a pleasant trip through the lanes.

Beckington is well positioned for both state and independent schooling, there are a wealth of options. Beckington Primary is popular, while Springmead in Beckington offers a private junior school alternative with other nearby options including All Hallows, The Paragon and King Edward's Independent Preparatory Schools. Writhlington School and Frome College are nearby state secondaries, as are Bath's Hayesfield for Girls, Beechen Cliff For Boys and Ralph Allen. There are a wealth of independent day and boarding options including Millfield and Downside in Somerset, Dauntsey's and Marlborough in Wiltshire and Prior Park College and The Royal High in Bath, to name but a few.

Beckington is ideally placed for easy access to London via the A303 (M3) or from a mainline train station in Bath or Westbury, with the high speed link taking less than an hour and a half into Paddington. The A36 provides easy access to the motorway network including the M4 and M5. There are regular bus services from the village to surrounding towns, and Bristol Airport is under an hour's drive. Frome: 3 miles | Bath: 12 miles | Bristol: 22 miles | London: 117 miles Exeter: 90 miles | Bristol Airport: 29 miles Train stations: Bath (12 miles) | Westbury (6.8 miles) | Frome (2.8 miles) Freshford (6.3 miles).





DESCRIPTION

Number 8 Longmeadow is the last property to be completed and sits comfortably within this superb development. It is built using conservation stone roof slates and sits behind a stone wall with gated entrance. It backs onto open fields with a westerly aspect and with far-reaching views visible from the hall as you enter. The house is laid out over three floors with an oak staircase rising to the first floor galleried landing and a superb specification with the involvement of interior designers providing a bespoke finish throughout.

Designed to provide maximum light, the kitchen has two walls of floor to ceiling glazed doors meeting at a corner apex. This floods the large, open plan space with light and brings the outside in. It also has a separate living room and spacious sitting room for easy entertaining together with a study/TV room and 6 bedrooms. The elegantly and cleverly designed landscaped garden is laid out in three separate areas and extends towards the neighbouring field for an expansive, open feel but at the same time with a degree of privacy.

A viewing is strongly recommended by the sole agents Cobb Farr.



MAIN ACCOMMODATION

Ground Floor

Beautiful oak door leading to:-

Entrance Hall

With fully glazed door leading to rear garden.

Sitting Room

With dual aspect, double glazed front aspect window and rear aspect with French doors, downlighting, attractive limestone fireplace with inset wood-burning stove, solid oak flooring.

Living Room

With solid oak flooring, front aspect window.

Study/TV Room

With solid oak flooring, rear aspect window.

Kitchen/Dining/Family Room

Family Area

With grey porcelain tiled flooring, front aspect window, open to:-

Kitchen

With two rear aspect windows, grey porcelain tiled flooring. The designer kitchen has stylish cabinetry with groove detailing in Farrow & Ball's Cornform White with Armac Martin brassware. The kitchen is complimented with Quartz stone worktops. Integrated Siemens appliances include two full size ovens, one multifunction and one with microwave, induction hob, American style fridge with plumbed chilled water and ice dispenser and dishwasher.

Dining Area

With grey porcelain tiled flooring, glazed to 2 side giving a great degree of open and airy space, bifold doors, door to:-

Boot Room

With doors leading to cloakroom and utility space.

First Floor

Galleried Landing

With 2 rear aspect windows. doors leading to bedrooms 1, 2, 3, 4 and family bathroom, airing cupboard housing the underfloor heating manifold.

Master Bedroom

With dual aspect to the South and West overlooking the sedum roof of the dining area and adjoining fields, open to:-

Dressing Room with walk-in wardrobes.

En Suite Shower Room

With double shower cubical, vanity unit having twin wash hand basins, WC.

Bedroom 2

Overlooking the field to the rear, door to:-

En Suite Shower Room

With double shower cubicle, wash hand basin, WC.

Bedroom 3

Being a dual aspect room, with windows to front and side.

Bedroom 4

With front aspect window.

Family Bathroom

Comprising a dual ended bathtub, floating WC, vanity units having inset wash hand basin, shower cubicle.

Second Floor

Bedroom 5

With Velux windows, floor to ceiling south facing window.

Shower Room

With double shower cubicle, Velux window, wash hand basin, WC.

Bedroom 6

With 2 Velux windows, antique style radiators, door to:-

Plant Room

With gas fired Worcester boiler, large pressurised hot water cylinder, ample storage space.

Externally

With a landscaped area to the front with pathway leading through flower borders to the front door.

An electric sliding gate leads to the brick paviour driveway with ample parking, mature planting, trees and electric double garage.

From the drive you walk through to the raised lawns that are bordered by trees and planted beds, the path leads to a large terrace wrapping around the kitchen where the bifold doors open allowing wonderful space to enjoy outside dining or entertaining. The gardens are split into three areas and from the first terrace you walk through to the more formal garden with beds planted amongst gravel paths where there are views across the neighbouring fields towards St Georges church and then through an oak pergola to a lawned area ideal for relaxing or childrens play area, this too has planted borders and trees along the boundary walls.

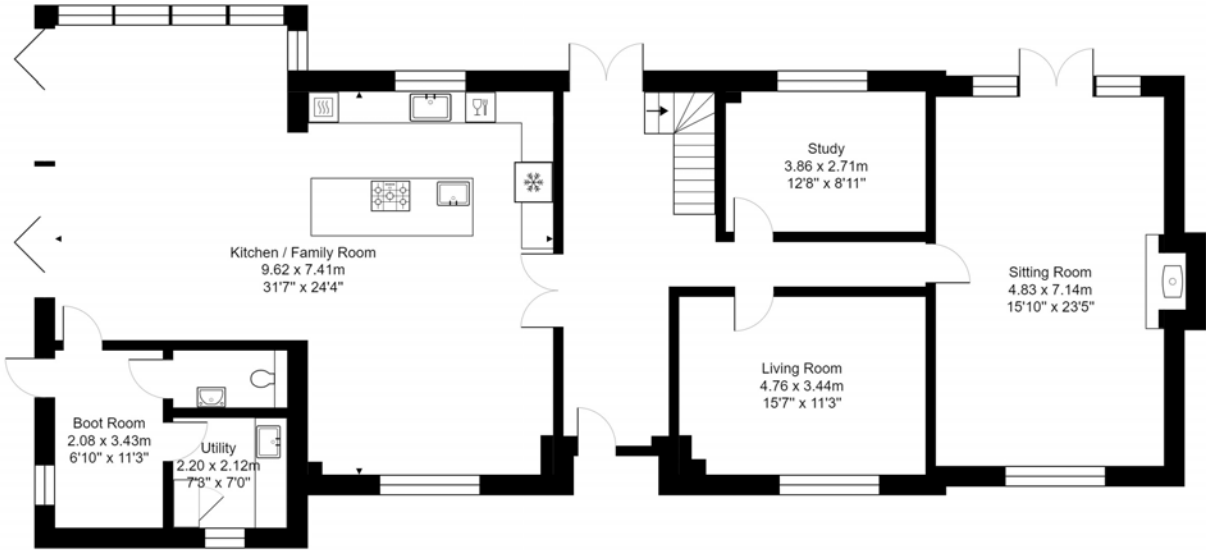
The third area at the far northerly end of the property would be ideal for trampoline or play area.

FLOOR PLANS

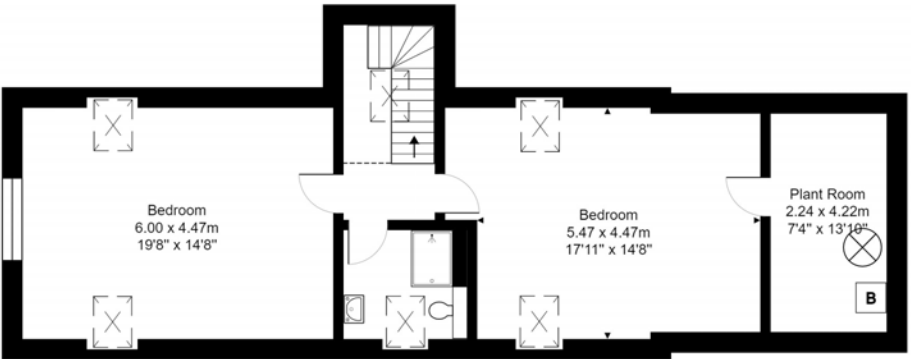
8 Long Meadow



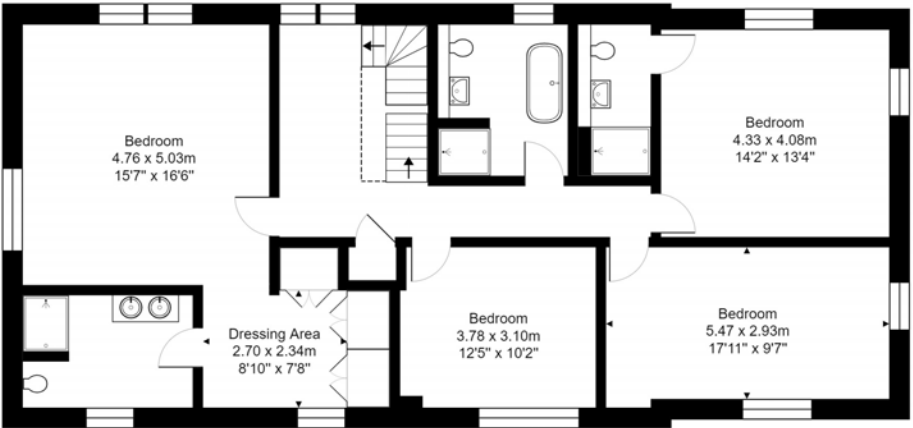
Garage
Area: 36.0 m² ... 388 ft²



Ground Floor
Area: 166.5 m² ... 1792 ft²



Second Floor
Area: 77.2 m² ... 831 ft²



First Floor
Area: 122.7 m² ... 1321 ft²

Total Area: 366.5 m² ... 3945 ft² (excluding double garage)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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SPECIFICATION

- Aluminium windows in French Grey
- Solid doors throughout
- Bespoke fitted wardrobes from Italy
- Driveway & garage with motorised door
- Worcester condensing high-capacity gas boiler
- Underfloor heating with Heatmiser smart controls
- Chesney woodburning stove
- Sussex Range heated towel rails
- Systemair Clean Air system
- Ultrafast full fibre network supply
- Speaker cable for hardwired sound system





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