



PASSFORD HOUSE
Kingsdown

Carter Jonas

PASSFORD HOUSE, LOWER KINGSDOWN ROAD, KINGSDOWN, CORSHAM, WILTSHIRE, SN13 8BG

- Bath City Centre 4 miles
- Bath Spa Station 4 miles
- M4 (Junction 18) 11 miles (Tormarton)
- London (Paddington) 60 minutes from Chippenham Railway Station

Entrance hall • Sitting room • Dining room • Kitchen/
Breakfast room • Conservatory • Utility room • WC
• Study • Six bedrooms, two of which are en suite •
Dressing room to principle bedroom • Family bathroom
• Family shower room to the second floor • Pool • BBQ
lodge house • Gated driveway parking
EPC rating TBC

DESCRIPTION

Set behind an impressive, gated entrance and with excellent parking and garage facilities, the house provides luxurious, bright accommodation over three floors. The living space is superbly proportioned and arranged around a light and open entrance hall, staircases, and landings. The six bedrooms provide comfort for a large family and guests, with a master suite of exceptional size. One of the main features is the flexibility of the accommodation; there is scope for more than one home office, and the option of a ground floor bedroom with its own garden access.

There are four bath/shower rooms and generous reception rooms. The kitchen/breakfast room with conservatory is beautifully equipped and provides wonderful space for family and friends to gather on a large scale. The gardens and grounds are designed for outside dining and relaxing on two screened terraces. An additional BBQ integrated lodge, substantial level lawn and a heated swimming pool mean this is the perfect family garden.

PASSFORD HOUSE IS AN EXCEPTIONAL AND SUBSTANTIAL SIX BEDROOM MODERN HOUSE, CONSTRUCTED TO A HIGH SPECIFICATION IN AUGUST 2006, LOCATED IN THE PICTURESQUE HAMLET OF KINGSDOWN, TO THE EAST OF BATH, WITH BREATH-TAKING VALLEY VIEWS. THERE IS NO ONWARD CHAIN.







LOCATION

Kingsdown is a rural hamlet positioned in The Cotswold Area of Outstanding Natural Beauty and Green Belt, located between the village of Bathford and the market town of Corsham. The world heritage city of Bath is only a 15 minute drive away, and Chippenham is only 9 miles with its mainline rail link to London Paddington from 75 minutes. Kingsdown has The Swan Inn and a well-regarded golf course and driving range. There are also a wonderful selection of village pubs in neighbouring Box, Monkton Farleigh and Bathford for those who enjoy country walks ending at a pub. Corsham has all one's day to day amenities, whilst Bath is famous for its architecture, historic origins and stunning setting in the south of the Cotswolds. Schooling in the area is excellent with a primary school in Bathford ('Outstanding' Ofsted rating) and also Box ('Good' Ofsted rating), with a further selection of public and private schools in Bath and Chippenham.

ADDITIONAL INFORMATION

Tenure: Freehold

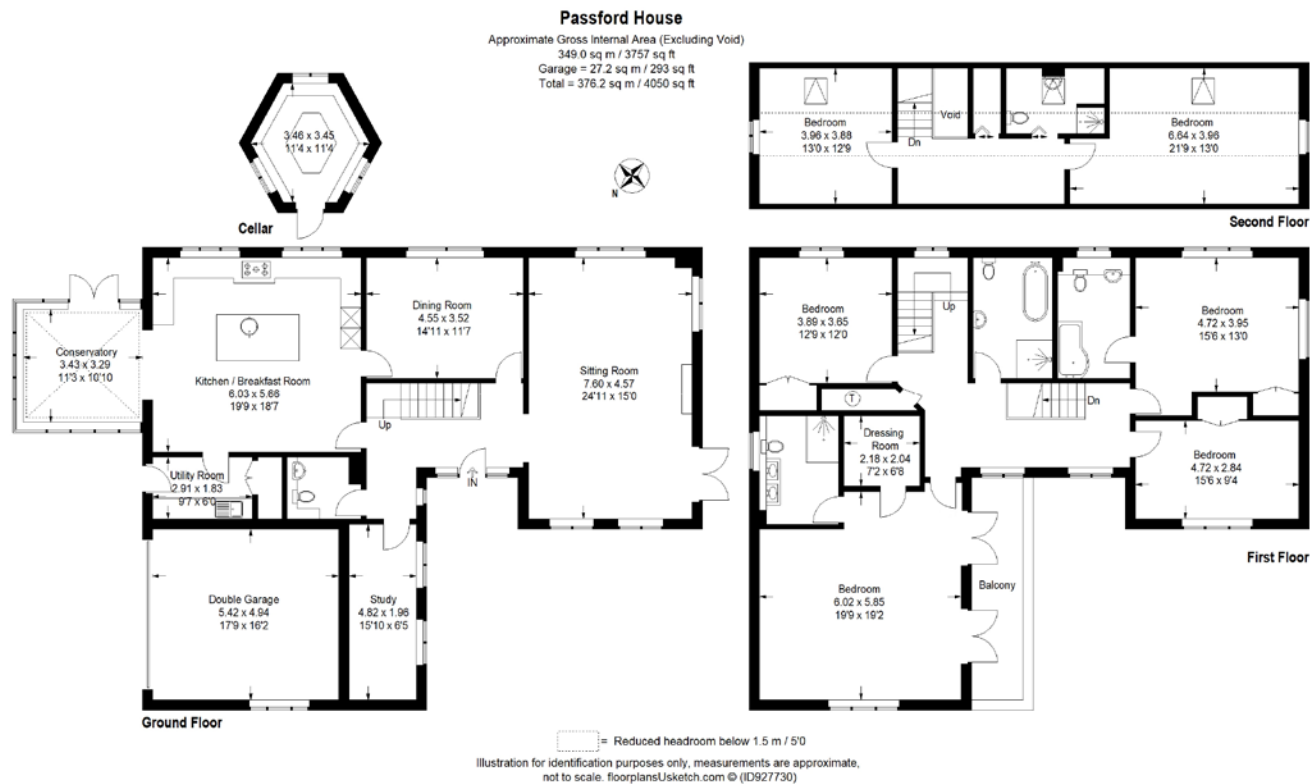
Services: All mains services are connected

Council Tax: Band F

Directions: Leave Bath on the London Road. At the Batheaston bypass take the A4 towards Box. At the Bathford roundabout take the 3rd exit onto the A363 Bradford Road. Bear left onto Bathford Hill and right onto the High Street. Take the left fork into Lower Kingsdown Road. Passford House will be found on the right-hand side.







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