



THE TREE HOUSE
Kingsdown

Carter Jonas

THE TREE HOUSE, KINGSDOWN GROVE, KINGSDOWN, CORSHAM, WILTSHIRE, SN13 8BN

Entrance hall/porch • Kitchen • Living room • W.C •
Three bedrooms • Bedroom four/office/gym • Family
bathroom • Shower room

Carport and storage • Gated driveway parking •
Substantial decking and landscaped garden • Large
lawned garden
EPC rating C

DESCRIPTION

A substantial contemporary four bedroom detached family home located side of a hill in the pretty hamlet of Kingsdown, with stunning views from almost every room in the house. Plans have been drawn for fifth bedroom annexe, under permissible development.

Enter the private drive via electric gates, and there is a large double wooden parking garage with EV charger for the modern car. Beautifully landscaped terraces lead down to the front door of the detached home, which has been greatly improved by its owners.

Hallway porch and boot room with sliding doors opening into the wonderfully light, well appointed kitchen with full bifold doors opening out onto a large decked area and stunning views.

To the left, you enter into a wonderful oak framed double vaulted living space, again surrounded by windows and bifold doors opening out onto another large, decked area that leads down to a wonderful and relaxing sun deck. The views are incredible and far reaching from all angles.

A STUNNING CONTEMPORARY FOUR BEDROOM FAMILY HOME WITH BREATH-TAKING VIEWS IN A FABULOUS POSITION IN KINGSDOWN. CLOSE TO BATHFORD AND BOX VILLAGES AS WELL AS THE CITY OF BATH.







There is a mezzanine room with large picture window perfect either for gym or office space, which overlooks the amazing main room being the heart of this fabulous home. The wood burning stove offers comfort for colder nights, with dining, living, working space amply provided for.

To the right of the kitchen is a light office room, family bathroom, and principal bedroom with fully fitted cupboard space. Bedroom four is also on this floor, and the proposed fifth bedroom.

SITUATION

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

Viewings: Strictly by appointment with Carter Jonas.

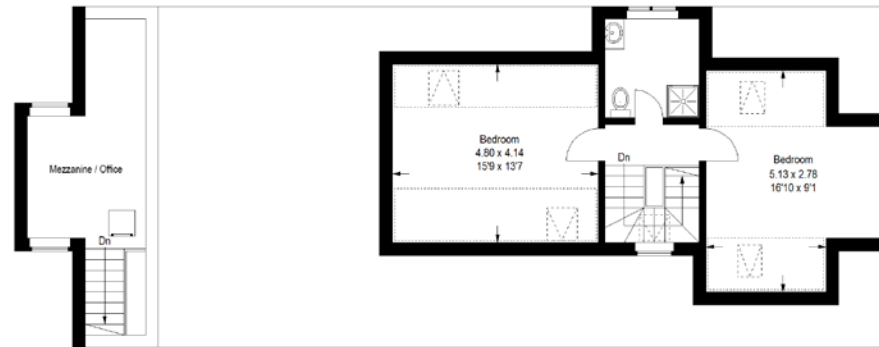




The Tree House

Approximate Gross Internal Area
173 sq m / 1862 sq ft
Store = 5.9 sq m / 63 sq ft
Total = 178.9 sq m / 1925 sq ft

Reduced headroom
below 1.5 m / 5'0"



First Floor

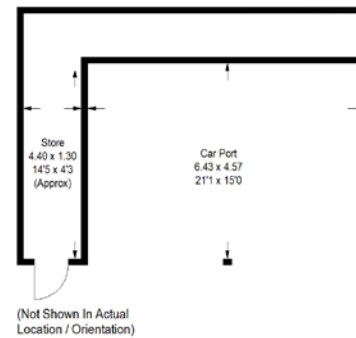
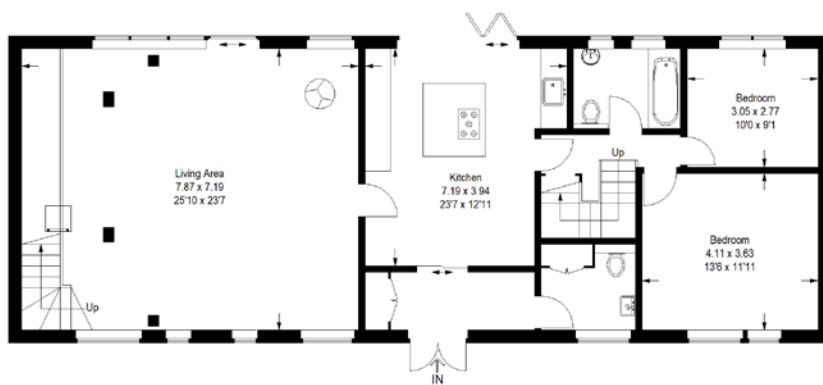


Illustration for identification purposes only, measurements are approximate, not to scale.
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