



Kites Farm

Upton Cheyney

A wonderful arrangement, superb family house and gardens with a delightful range of buildings, all set in seven acres with stunning views

Kites Farm, Kites Farm Lane, Upton Cheyney, Bristol, Avon BS30 6AH
Bath 6 miles. Bristol 6.6 miles. London (Paddington) from 76 minutes. M4 (junction 18) 8 miles.
(All times and mileages are approximate)

Features:

Hall | Sitting room | Dining room | Kitchen/breakfast room
Family/garden room | Study | Utility room | Rear hall
Boot room | Cloakroom.

Five bedrooms (two ensuite and one with a bath)
Family bathroom.

Range of traditional outbuildings including field barn.
Established gardens and grounds including pastureland.

About 7 acres in all



The property

Ideally located at the end of Kites Farm Lane, a no through lane on the edge of the picturesque South Gloucestershire village of village of Upton Cheyney. A pair of carriage gates open onto the gravel drive, providing access to the house and outbuildings. A second, estate drive leads through pastureland and provides access to the property from the south.

Dating from the early 18th century and listed Grade II, Kites Farm provides immediate appeal. Constructed of the local honey coloured limestone under clay tiled rooves, the three storey central section is complimented by two storey wings to either side. The house is fronted by a gravel parking area, enclosed by estate railings and bordered by wonderful, established gardens with a profusion of roses, lavender and hydrangeas. The land borders the house to three sides with open countryside beyond and far-reaching views across the Avon Valley. The property underwent extensive and sensitive restoration in recent years, providing today's stylish and appealing house of 3,343 sq. ft. The rooms are enjoyable and successfully combine modern living with the historic architectural features of the original house. Mandarin Stone limestone floors with underfloor heating extend throughout the ground floor and heritage coloured lime-washed walls make for ideal family living.

From the gravel parking area at the front of the house (south) the front door opens into a welcoming entrance hall which is central to the ground floor and has a door to the rear terrace. The staircase to the first floor and doors to the kitchen and the dining room are also in the reception hall. Very much the hub of the house, the superb kitchen/breakfast room is equipped with Fired Earth fitted cabinets and a large central island unit. There is an electric Aga, traditional walk-in pantry, and space in front of the south facing windows, for a breakfast table or comfy chairs. A door leads to the spacious utility room, with sink, cupboards and a stable which opens to the rear terrace. The kitchen

also provides access to the garden/family room with a trio of French doors (benefitting from combined southern and western aspects), making it the perfect link between house and garden. There is an Aga wood burner and lovely views of the garden and paddocks beyond. The study is reached from the garden/family room and also benefits from the delightful views. The dining room retains its inglenook fireplace and bread oven, now fitted with a wood burner. Neighbouring the dining room is the spacious sitting room with a fine dressed stone fire surround in the French style. This room also has a double aspect and a door to the rear hall fitted cupboards and under bench storage. From the rear hall there is access to the cloakroom and also the necessary boot room which has external access to the rear terrace.

The first floor provides four bedrooms and a family bathroom. Two bedrooms have ensuite shower rooms and all of the rooms benefit from a southerly aspect and fine views. The bathroom and ensuite shower rooms are fitted with quality fittings from Imperial, which are traditional in style as well as travertine stone with underfloor heating. The family bathroom has a large freestanding bath and a steam/shower cubicle.

The second floor provides a fifth bedroom with views to both front and rear and a free standing bath to one side.





Garden and Grounds

The gardens are a joy. An abundance of colour and scent provided by deep and well established borders which include roses, peonies and hydrangeas amongst many others, which flank mown lawns and are enclosed by clipped yew hedges which provide structure and defined areas. There is a gravel seating area, mown walks and an enclosed children’s play area. The kitchen garden is also enclosed and stands between the garden and the paddocks. A large stone outbuilding make an ideal garden store. The house is bordered by stone or gravel terraces for ease of access. The pastureland borders the property to three sides and is arranged as paddocks. It is enclosed by post and rail or stock proof fencing and hedges. Access is available via five bar gates from the north or south of the property.

Buildings

A significant attraction are the extensive range of traditional buildings. They are located to the east of the house and within the land and are arranged as stables with storage, an open bay hay store. These buildings may provide potential for conversion to ancillary accommodation (subject to the necessary planning consents being obtained). A large detached stone barn stand on the norther side of the paddocks.

Overall, this beautifully appointed home provides a secure and enjoyable environment for families to thrive in comfort and style.

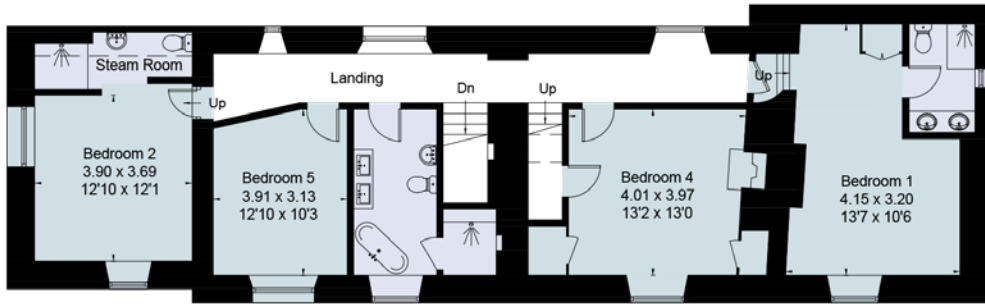
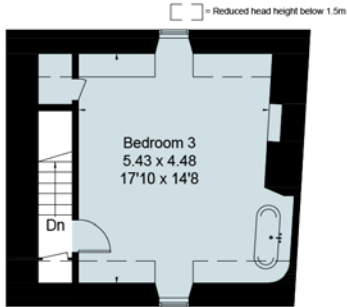
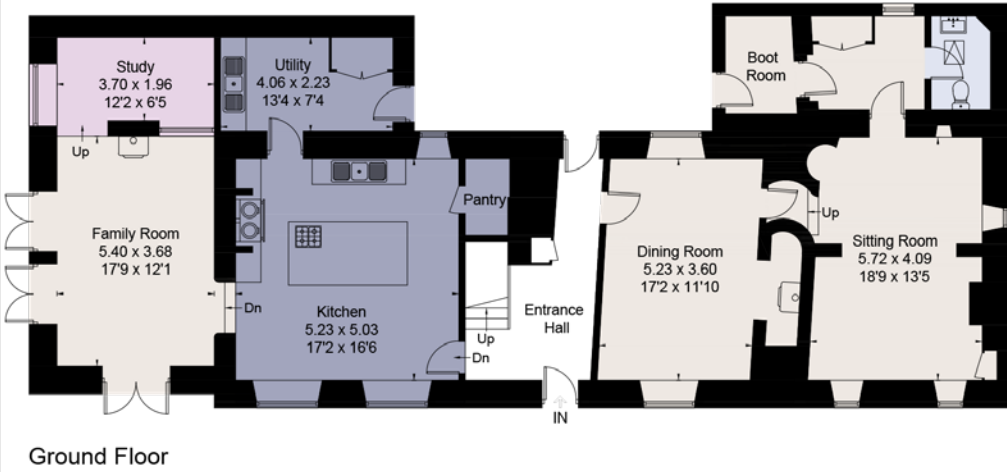
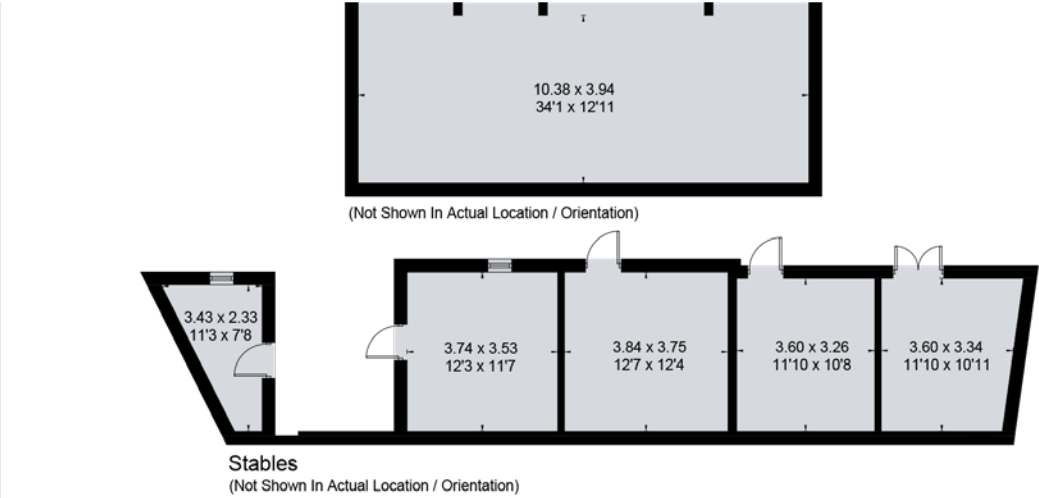


Situation
Situating in undulating countryside between Bristol and Bath in the picturesque conservation village of Upton Cheyney. Popular and much sought after Upton Cheyney has the Upton Inn and many walks and bridleways locally through the local Area of Outstanding Natural Beauty. The property is well situated for access to the bath schools, especially The Royal High School for Girls and Kingswood. Bath and Bristol both offer Premiership rugby and Bath Racecourse is nearby. The city of Bath provides a wealth of cultural, arts, recreational and other leisure pastimes as well as 5 independent schools, two universities and a regular mainline railway service to London Paddington. Junction 18 of the M4 lies approximately eight miles to the north.

General Information
Tenure: Freehold
Services: Mains electricity, water and drainage. Oil fired central heating.
Local Authority: South Gloucestershire Council : www.southglos.gov.uk
Council Tax: Band C
Viewings: Strictly by appointment with Strutt and Parker
Guide Price £2,350,000



Approximate Area
Main House = 310.6 sq m / 3343 sq ft
Stables = 72 sq m / 775 sq ft
Store = 9 sq m / 97 sq ft
field shelter = 40.9 sq m / 440 sq ft



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