

Last House Remaining



TYNINGMEADOWS

Tynning Road, Bathampton, Bath BA2 6TQ

Plot 7

Country living on the edge of the City





Location

The picturesque village of Bathampton, on the edge of the historic City of Bath, straddles the Kennet & Avon Canal and the River Avon. Tynning Meadows lies close to the historic St Nicholas Church and the famous George Inn accessed from the canal bridge via a quiet country lane, past fields and the Ofsted Outstanding Bathampton Primary School. The village centre is a short distance in the other direction. More information on the village can be found at bathampton-village.org.uk.

The all-weather canal towpath provides a delightful walking or cycling route offering level access into the Centre of Bath. This provides an opportunity to detour through the famous Sydney Gardens, enjoyed by Jane Austen and home to the world renowned Holburne Museum, and then proceed along the architecturally stunning Great Pulteney Street into the centre itself. In the other direction the canal towpath continues towards the town of Bradford on Avon and beyond, through Wiltshire and into Berkshire. There is a frequent bus service to and from Bath, with a bus stop approximately 5 minutes' walk from the site also accessing a number of services to Wiltshire and the south.

Bath Spa train station offers journey times to London Paddington of less than 1½ hours with a half hourly service. The electrification of the Great Western Mainline will improve capacity and provide faster journey times. Bathampton lies between the A36 and the A4 (via a toll bridge), both of which are main routes into Bath. The M4 is less than ten miles to the north, and is accessed across the toll bridge and via the A4 / A46. To the south the A36 offers routes to Southampton, the M3 and Devon & Cornwall via the A303.

Bath has an enviable range of independent and state schools for children of all ages. There are a number of impressive schools in close proximity and easily accessed from Tynning Meadows, including Bathampton Primary and Bathwick St Mary's Primary. For secondary schooling the state schools of Beechen Cliff, Hayesfield and Ralph Allen are well regarded, with excellent independent options offered by Prior Park College, Monkton Combe, Royal High School, Kingswood and King Edwards. For higher education, Bath boasts two first-class universities at University of Bath and Bath Spa University.



Kennet and Avon canal by the George Inn at Bathampton

Plot 7

Plot 7 is the former Show Home on the development and is the last available house on the Tynning Meadows Development.

Architecturally the design is unashamedly modern in concept but also echoes the solid and trusted Edwardian “villa”- in the strongly horizontal proportions- and deep eaves overhang on the low-pitched slate roofs.

Accommodation

Ground floor

An eye-catching entrance and front door lead to a spacious double height reception hall, incorporating a galleried landing, which is accessed via a generous two flight staircase and features a large picture window.

The largest living area on the ground floor is the open plan kitchen/dining/garden room space which forms the heart of the home. The modern evolution of the traditional “farmhouse kitchen” is where the most family time is likely to be spent. It has glass sliding doors providing a physical and visual connection to the garden, referencing the modern desire for an al fresco lifestyle.

The drawing room provides a very deliberate contrast with the family kitchen, having a cosy, inclusive feel with strong emphasis on the fireplace, but still enjoying plenty of space for entertaining. A link to the outdoors is also provided through further glazed doors onto the garden. The media room is a flexible space which could equally be a playroom, family room, library or large home office. There is, however, also a separate study. Off the hall there

is a good sized cloakroom and coat cupboard, and a large utility/ boot room that is essential for country living. The plant room, a dedicated space conveniently set apart from the rest of the living spaces, houses the boiler, cylinder and the myriad of associated equipment and controls required for a high standard of energy efficiency.

First floor

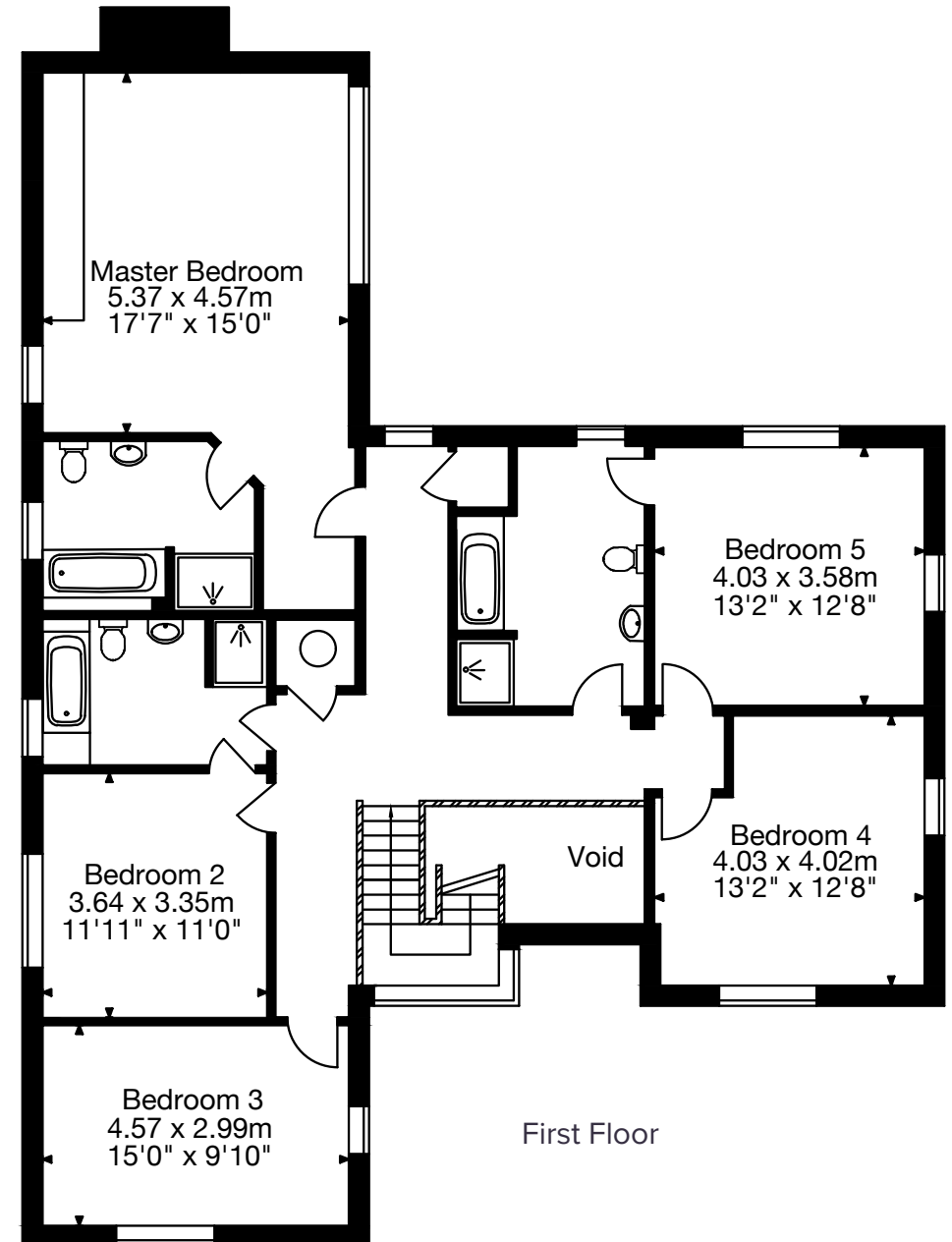
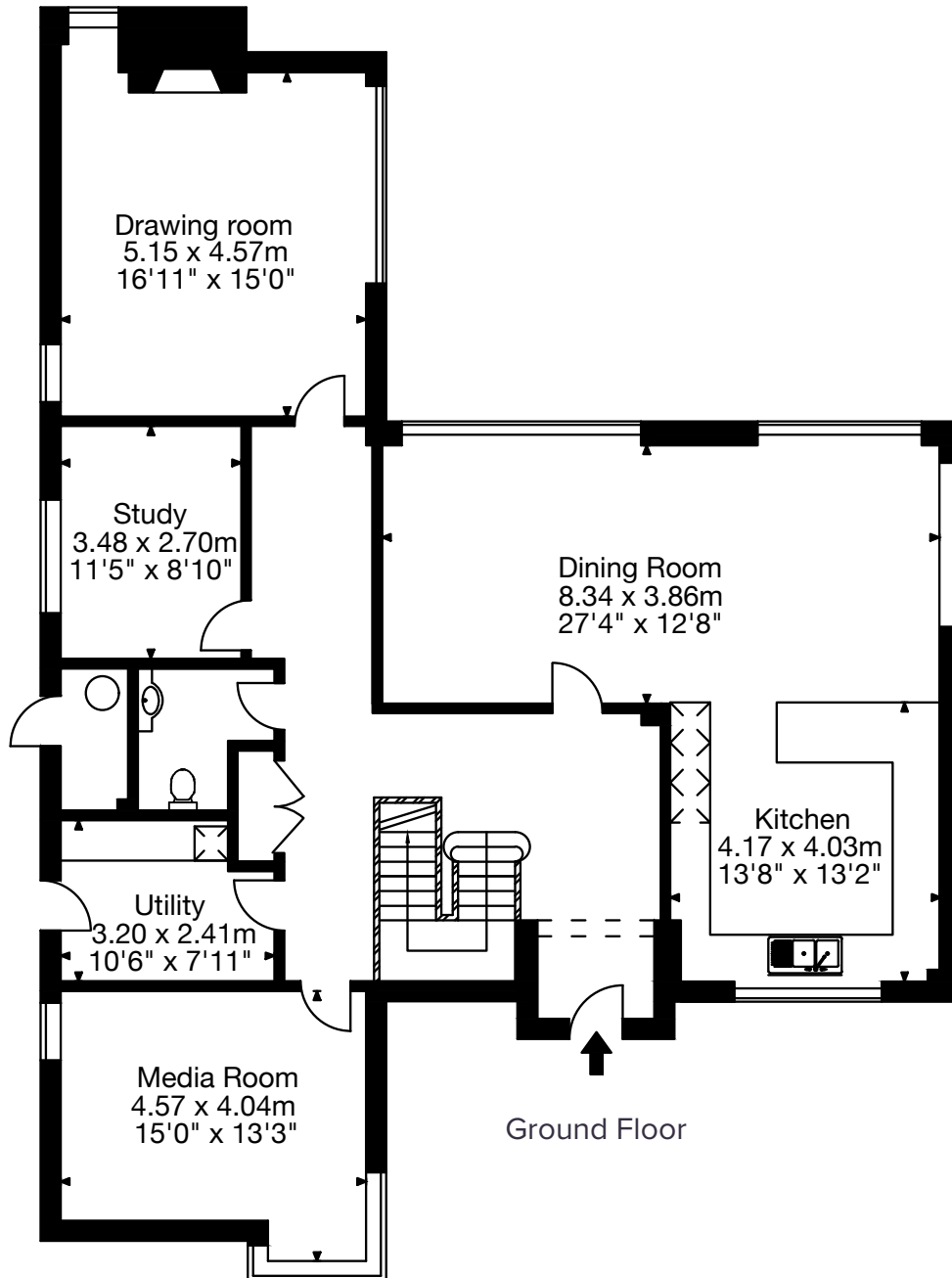
The double height stair hall creates an impressive approach to the comfortable and well-appointed sleeping quarters.

The master suite is substantial in size affording a quiet sitting area away from the family. It includes a large bathroom with a double basin, capacious shower enclosure and bath. It is also furnished with generous fitted wardrobes.

All of the other double bedrooms are generous in size and clever use of double doors into some of the other bathrooms allows flexibility to provide more ensuite facilities as required.

Floor Plan

Approx. Gross Internal Area
3123 Sq Ft - 290 Sq M



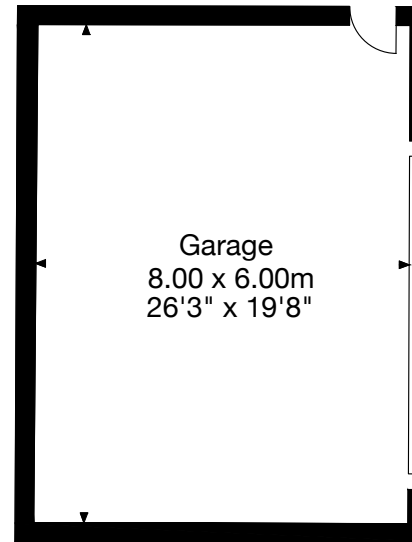
Garage

The detached double garage is larger than the norm and vehicular access is via an electrically powered sectional door. An internal staircase, with separate entrance door, provides access to the studio / home office at first floor level. This provides superb private space and includes a separate shower and WC. In addition, planning consent has been obtained to convert the ground floor into ancillary accommodation, giving the opportunity to provide a self-contained annex of approximately 850 square feet for an elderly relative, carer or visitors / teenage children etc.

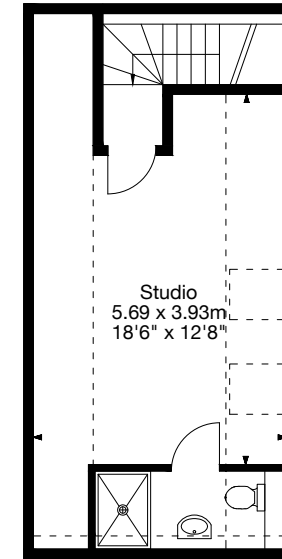
The floor plans opposite give an indication of what could be provided.

External

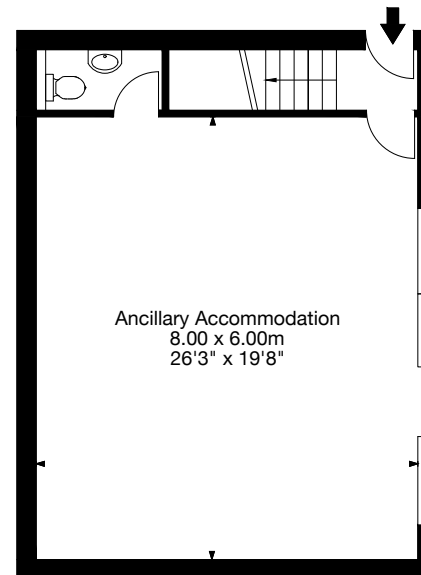
Externally there is a huge gravel courtyard area to the front, providing ample parking for a large number of cars. A timber gate leads to the large landscaped rear garden with a terrace accessed from both the kitchen and the drawing room via glass sliding doors. The South facing orientation provides the perfect aspect to enjoy all day sun and enjoys spectacular views up the Limpley Stoke valley and across to Bathford church.



Ground Floor



Upper Floor



Potential Ground Floor

Garage and Studio
Approx. Gross Internal Area
853 Sq Ft - 79 Sq M

Studio above garage



Specifications

Kitchen

- High quality bespoke kitchens
- Handleless linear cabinets and soft close drawers & doors
- Resin stone counter tops with upstands
- Breakfast bar
- Two full height Siemens fridge/freezers
- Siemens pyro single oven, combination microwave oven and warming drawer
- Siemens flush induction hob and hood
- Siemens dishwasher
- Undermount double sink
- Filter flow three way tap



Utility

- Range of handleless fitted units
- Single sink
- Plumbing for washer and tumble dryer
- Water softener

Bathrooms and cloakroom

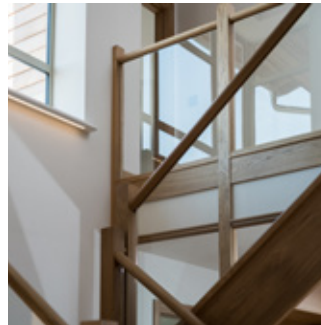
- Hans Grohe concealed chrome shower valves with multi-position shower head
- Shower doors from Merlin (or similar)
- Bette Baths
- Hans Grohe single lever chrome ceramic disc mixer taps
- Laufen (or similar) WC with concealed cistern
- Half height tiling to cloakrooms
- High quality tiling to bathrooms (full height in shower and half height in remainder)
- Mirrors over all basins with heat pads in bathrooms
- Chrome electrically heated towel rails to all bathrooms
- Shaver socket to all bathrooms
- Floors to bathrooms and cloakrooms tiled

Bedrooms

- Fitted Wardrobes in principal bedroom

Lighting/Electrics/Heating

- LED low energy downlighters
- Low energy pendants
- Telephone points
- 5 amp, 2 way switched lighting circuits to bedrooms; media room; drawing room and dining area
- Brushed chrome electrical outlets
- Cat 6 cables to all habitable rooms wired to central point with blank plate



- TV points to all habitable rooms with TV aerial
- Satellite dish wired to central point.
- Gas fired central heating
- Water under floor heating system throughout
- High capacity pressurised hot water tank

Floors

- Engineered Oak Flooring to downstairs and first floor landing
- Carpeting to bedrooms
- Porcelain tiles to cloaks and utility

Decorative finishes

- Ammonite matt emulsion to walls and ceilings
- Powder coated, thermally broken, aluminium windows and patio doors
- Solid hardwood front door and frame
- Oak staircase
- Glass balustrading to stairwell
- Oak finished internal doors with polished chrome door furniture
- Oak skirtings and architraves

Security

- Mains powered smoke detectors with battery back up
- Remotely operated segmental garage doors
- Remotely operated electric entrance gates with integral camera
- Intruder alarm
- Wiring for security cameras

Exterior

- External lights to entrance area and terrace
- Electric power socket
- Lighting and power sockets to garage
- Grassed rear gardens
- Natural flagstones to patios
- Garden tap
- Gravelled Courtyards
- Fencing and Hedging to gardens
- Landscaping scheme for whole development including extensive tree planting.









Family bathroom



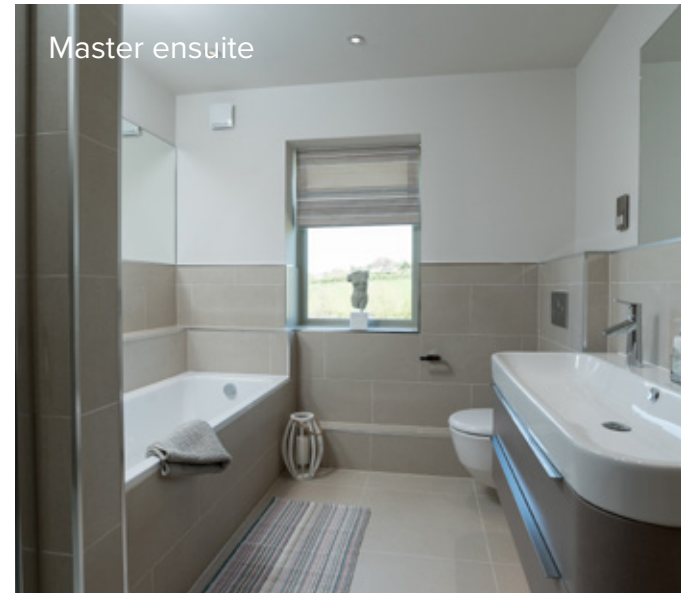
Principal bedroom



Bedroom five



Master ensuite





The Development

Tynning Meadows is a high quality development of 10 detached family residences by Charcombe Homes, Bath's premier "boutique" housebuilder. Situated at the base of the Limpley Stoke Valley and nestled below the surrounding downs, the site is within the Green Belt and the Cotswold Area of Outstanding Natural Beauty. It is a place with panoramic views including to Solsbury Hill, immortalized by Peter Gabriel's song of the same name and to Sally in the Woods to the east.

Tynning Road is a country lane running between banked hedgerows and frequented by walkers accessing the surrounding countryside. As the lane enters the development it runs parallel with the Westbury branch railway line which is screened from the site by a 3 metre high extensively landscaped bund. The Bathampton Meadow and Oxbow Wetland beyond and below the railway attract a proliferation of wildlife to the area including some 16 species of dragonflies, 18 species of butterfly, deer and abundant birdlife.

To the west the open outlook is across farmland protected from development as part of Green Belt and within the Cotswold Area of Outstanding Natural Beauty, as is the land to the north which additionally incorporates a Site of Special Scientific Interest (SSSI).

The design concept for the development has focused on creating a low density semi-rural "edge of village" setting. To achieve this, the plots have been formed and arranged to be much larger than one might normally find in modern developments, particularly in Bath and its surrounds. This has allowed more tree and shrub planting between and around houses which, along with maturing garden planting, will engender a "leafy" feel and look, and further encourage local wildlife.

Charcombe Homes has provided a further five homes in a courtyard scheme for Livery Housing (Plots 11-15) as part of the development. These are now occupied with a mix of shared ownership and rental tenures.

For a video tour of the development please follow this link: <https://vimeo.com/337547765>

For a virtual tour of the interior of a property (not plot 7) please follow this link: <https://my.matterport.com/show/?m=ELNdjd28iUg>





TYNING MEADOWS

Directions

From the City Centre follow signs to the A36. Continue along this road and follow AA signs for Tynning Meadows. Turn left into Down Lane and turn right at the T junction towards the village centre. Immediately after passing over the canal bridge turn right, in front of the Church, into Tynning Road. Proceed to the end, past Bathampton Primary School. Tynning Meadows is on your right-hand side after the road bends to the right.

If you are approaching Bath via the M4/A46 take the Bath exit from the bypass and turn left onto the A4 London Road East, signposted to Batheaston & Northend. At the mini roundabout turn right, signposted to Bathampton, and cross over the toll bridge. After passing the George Inn on the right-hand side, keep left immediately before the canal bridge into Tynning Road and follow the directions as above.

Charlcombe Homes - Focus on quality

Charlcombe Homes is a private house building company based in Bath. We are passionate about building houses of the highest quality that both we, and our customers, can be proud of. We build a small number of houses each year and have a track record of obtaining planning consents in sensitive locations through attention to detail and appropriate architectural design. Should you decide to purchase one of our houses at Tynning Meadows you will receive personal attention from both of the company's directors, Alastair Gibson and John Hartley.

Residential Development – New homes - Important notice

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Homes of Bath Fine & Country in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Homes of Bath Fine & Country nor any joint agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors. 2. Images photographs and other information: Any computer-generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development. 3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.



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