



Curzon House
Rode Manor
Rode
BA11 6QW

A stunning, countryside property set in a small enclave of beautiful homes accessed through estate style land. Boasting period heritage and features, the property offers 3 elegant bedrooms, bathroom and 2 ensuites, 2/3 reception rooms, pristine gardens and ample gated parking plus studio and store.

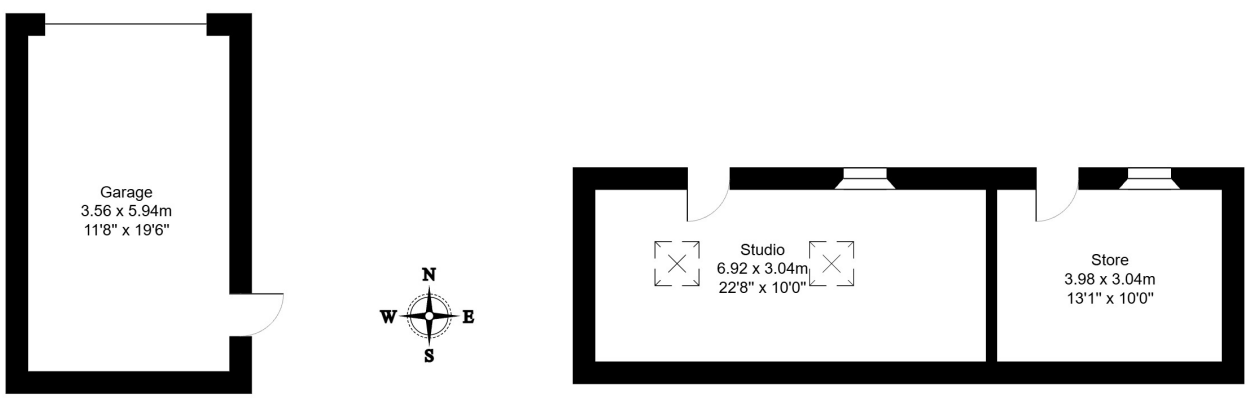
Tenure: Freehold

£900,000

Property Features

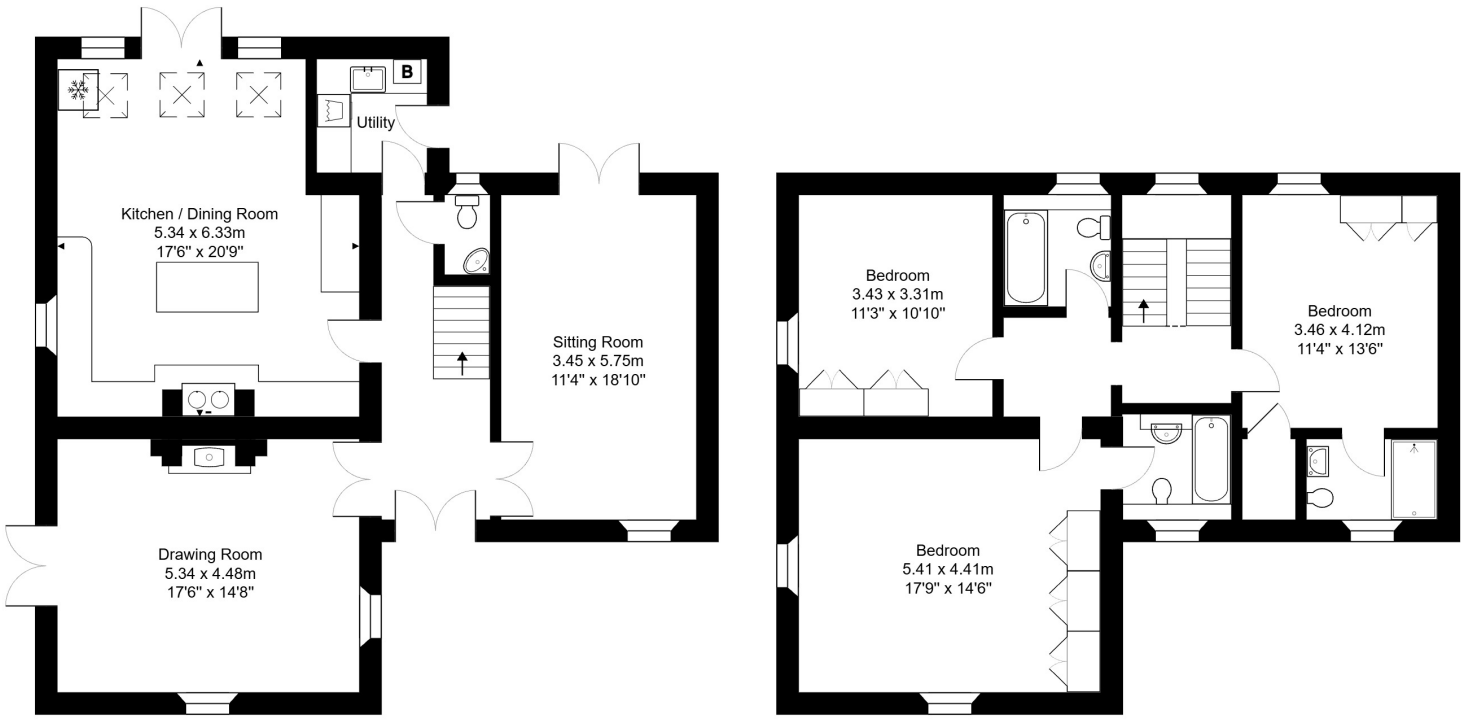
- Period Property
- Immaculate presentation
- Quality finish throughout
- 3 bedrooms
- Original walled kitchen garden
- Studio
- Garaging and separate store
- Gated parking

Curzon House



Garage
Area: 21.2 m² ... 228 ft²

Outbuilding
Area: 33.7 m² ... 363 ft²



Ground Floor
Area: 97.1 m² ... 1045 ft²

First Floor
Area: 81.4 m² ... 876 ft²

Main House: 178.5 m² ... 1921 ft²

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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Accommodation

Ground Floor

Entrance Hall

Accessed via double doors with limestone flooring, painted staircase rising and turning to the first floor landing, wooden wall panelling, alarm panel, downlighting, glazed double doors leading to the drawing room and the sitting room, doors to kitchen, cloakroom and utility room, understairs storage cupboard.

Cloakroom

With limestone flooring, low flush WC, wall mounted corner wash hand basin with mixer tap, wooden wall panelling, rear aspect wooden framed double glazed window, downlighting.

Drawing Room

With engineered wood flooring, under floor heating, triple aspect to front and both sides with sash windows and glazed doors leading out to the side courtyard, plantation shutters, downlighting, feature stone fireplace with mantel and surround and hearth and inset Barbas woodburning stove.

Sitting Room

Being dual aspect with front aspect wooden framed double glazed sash window having plantation shutters and double glazed wooden framed doors leading out to the rear terrace, engineered wood flooring, underfloor heating.

Utility Room

With limestone flooring, range of floor and wall mounted in-frame wooden units having solid wood work surface area incorporating ceramic Butler's sink with mixer tap, space and plumbing for washing machine, concealed floor standing Worcester Bosch oil fired boiler providing domestic hot water and central heating, high level cupboard housing pump and timer for hot water and heating system.

Kitchen

Comprising a range of in-frame shaker style floor units having granite work surface with matching upstand, twin Belfast style ceramic sink with a mixer tap and scored drainers to either side, limestone flooring, exposed red brickwork, arches, fireplace with stone mantle and inset oil fired Aga. integrated electric oven, built-in Siemens dishwasher, downlighting, side aspect double glazed wooden framed sash window with working shutters, bespoke wooden shelving, handmade double opening larder cupboard, further larder cupboard, central island having granite work top with units below, storage space, space for upright fridge/freezer.

Dining Area

With limestone flooring, rear aspect Velux windows, floor to ceiling Georgian style windows and glazed double doors leading out to the rear terrace.

First Floor

Half Landing

With a high level double glazed wooden frame window with shutters.

Landing

With engineered wood flooring, doors that lead to all bedrooms and family bathroom.

Bedroom 1

Being dual aspect to front and side with wooden framed windows and shutters, range of 3 built-in double wardrobes, downlighting, radiators, door to:-

Ensuite Bathroom

With low flush concealed cistern WC, vanity unit having inset wash hand basin with mixer tap, enclosed panelled bath with mixer tap, glazed shower screen, thermostatic shower with chrome rise, shaver point, water heated towel well, tiled flooring, extractor fan, front aspect window with a shutter.

Bedroom 2

With rear aspect double glazed window, range of built-in wardrobes, downlighting, access to the loft space, linen cupboard, door to:-

Ensuite Shower Room

With low flush concealed cistern WC, wall mounted wash hand basin with mixer tap, walk-in shower having glazed screen and thermostatic shower, downlighting, part tiled walls, tiled flooring, front aspect double glazed window with shutters, shaver point, extractor fan.

Bedroom 3

With side aspect, double glazed window, working shutters, radiator, downlighting, range of built-in wardrobes and cupboards.

Family Bathroom

With low flush WC, wall mounted wash hand basin having mixer tap and tiled splashback, panelled bath having mixer tap and telephone shower attachment, water heater towel rail, part tiled walls, tiled flooring, rear respect double glazed window, shutters, shaver point, extractor fan.

Externally

Studio, Garden Store, Garage, Parking and Garden

The garden is a delight, Curzon House is thought to be Rode Manor's cook's house with the red brick walled garden being the original kitchen garden. There is a lancet style archway through the wall to an extremely private, west facing courtyard which is mainly flagged with wood store and beautiful flower borders, creating the ideal spot for afternoon dining/barbecuing etc.

To the rear there is a flagstoned terrace which spans the entire length of the property with a lavender lined pathway leading through the beautifully manicured, level lawns, past the mature herbaceous borders to a further, tranquil seating area. The path continues through an archway to a brick block path and a privet lined area with access to a pretty gate leading to the driveway, garage and studio/garden store building.
A pair of substantial wooden gates give access to the brick block drive and hardstanding for 6/7 vehicles. There is an oversized single garage with pitched roof for storage, power, lighting and pedestrian, side access.

A red brick and stone outbuilding provides a studio and garden storage area, both benefitting from window, power and lighting.









Situation

Curzon House is situated within the exclusive development of Rode Manor. The property is situated just a short walk from the centre of the village which benefits from a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode), Rode First School and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

Description

The property is a period house having been extensively renovated some years back and refurbished again in recent years. It is believed to be the old Cook's kitchen and garden to Rode Manor and boasts the original walled kitchen garden which has been transformed into a gardening haven with many areas of seating (sun or shade), outdoor terraces and dining space.

The house is accessed from the main driveway through large wooden gates opening to the brick block parking area and this in turn leads to the garage, studio and store. A central, plant lined path winds through the garden to the house where the ground floor gives a handsome drawing room, elegant sitting room, utility room, cloakroom and the most wonderful, open plan kitchen-dining room with AGA, a full range of appliances and doors opening to the gardens.

Upstairs the arrangement of room is very hospitable with three bedrooms and 3 bathrooms in total; two of the bedrooms have ensuite facilities and the other has use of the family bathroom.

Further drop off parking is available to the front of the house where the original coaches would have arrived in days gone by.

General Information

Services: We are advised that all mains services are connected with the exception of gas
Heating: Oil fired central heating
Local Authority: Somerset Council
Council Tax Band: Band G

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