

# BYBROOK VIEW

NINE STUNNING PROPERTIES SITUATED IN  
BYBROOK VIEW • RUDLOE • CORSHAM • SN13 0PH

RV



WELCOME TO BYBROOK VIEW



## LOCATION

BYBROOK VIEW IS WITHIN THE CURTILAGE OF THE HISTORIC RUDLOE MANOR HOUSE, DATING FROM THE 1700S. RUDLOE IS A BEAUTIFUL HAMLET, POSITIONED IN THE COTSWOLDS, AN AREA OF OUTSTANDING NATURAL BEAUTY AND YET ONLY EIGHT MILES FROM CENTRAL BATH, A WORLD HERITAGE SITE. RUDLOE IS CLEARLY AN AREA OF STUNNING SCENERY AND ARCHITECTURE.



The views are spectacular and the three detached houses complement them beautifully. Imposing properties with natural Farmington stone and Bath stone detail walls, natural slate roof and fabulous picture windows to drink in those rolling views, they're all positioned on a private gated road within a parkland setting. In addition there are six semi-detached family homes situated within a private setting on the development. Each home is designed to the same high standards with its own beautiful architecture.

PHOTOGRAPH OF BOX TUNNEL, BOX HILL





A STUNNING  
DEVELOPMENT  
NESTLED IN THE  
BEAUTIFUL HAMLET  
OF RUDLOE...

A truly prestigious development, every care has been taken in the design of these architecturally resplendent homes. The three detached residences are situated to take in the far reaching views across the open countryside and hills of Bath and the Box Valley.





## LIFESTYLE

FOR THOSE PREFERRING SHOPPING AND CULTURE THEN CENTRAL BATH IS EASILY ACCESSIBLE. WITH ITS EXCELLENT CHOICE OF BOUTIQUES AND DEPARTMENT STORES, FABULOUS RESTAURANTS AND THE THEATRE ROYAL, THIS IS A TRULY BEAUTIFUL PART OF THE WORLD TO BE BASED IN.



The villages of Box and Corsham offer a range of local facilities, including public houses for lazy Sundays and eateries for local village gatherings. Just six miles away, Chippenham offers a wider range of facilities and amenities including schools and main line rail services to London Paddington.



PHOTOGRAPH OF BATH CITY CENTRE



PHOTOGRAPH OF CORSHAM HIGH STREET



## LEVERSEGGE HOUSE

A SUBSTANTIAL FIVE BEDROOM DETACHED RESIDENCE  
POSITIONED AT THE HEAD OF THE DEVELOPMENT WITH SPECTACULAR  
VIEWS FROM THE FRONT AND SIDE OF THE PROPERTY.



The modern ground floor accommodation keeps family living at the heart of this home; there is a sumptuous open plan living space with kitchen breakfast room, dining area and additional family room to be enjoyed during the daytime. For evening use there is a formal living room with stone fireplace and log burner. On the first floor off a galleried landing there are five superb bedrooms, two with walk-in wardrobe and en-suite bathrooms with an additional family bathroom.



## BEAUPLAN HOUSE

A FIVE/SIX BEDROOM DETACHED HOUSE THAT HAS REAL PRESENCE AND GRANDEUR UPON APPROACH. POSITIONED MIDWAY ALONG THE PRIVATE GATED ROAD THIS PROPERTY BOASTS VIEWS ACROSS THE VALLEY FROM ALL PRINCIPLE ROOMS AND INCLUDING STUDY OR SIXTH BEDROOM WITH EN-SUITE.



The ground floor provides a superb family room with double doors off the main hallway leading you into a modern and spacious open plan room with excellent kitchen/dining area with family space which offers access to the extensive gardens. There is a utility room and walk-in pantry off the kitchen. The formal living room has a log burner and also offers access to the gardens. The study has en-suite shower room so could be used as a sixth bedroom. The first floor has a stunning master suite with dressing room and en-suite at one end of the property whilst there is a guest bedroom with dressing area and en-suite with three further double bedrooms and a bathroom available.





## RABEN HOUSE

POSITIONED AT THE END OF THE PRIVATE DRIVEWAY TO THE REAR OF THE DEVELOPMENT THIS FIVE BEDROOM HOME IS EXTREMELY PRIVATE AND SECLUDED.

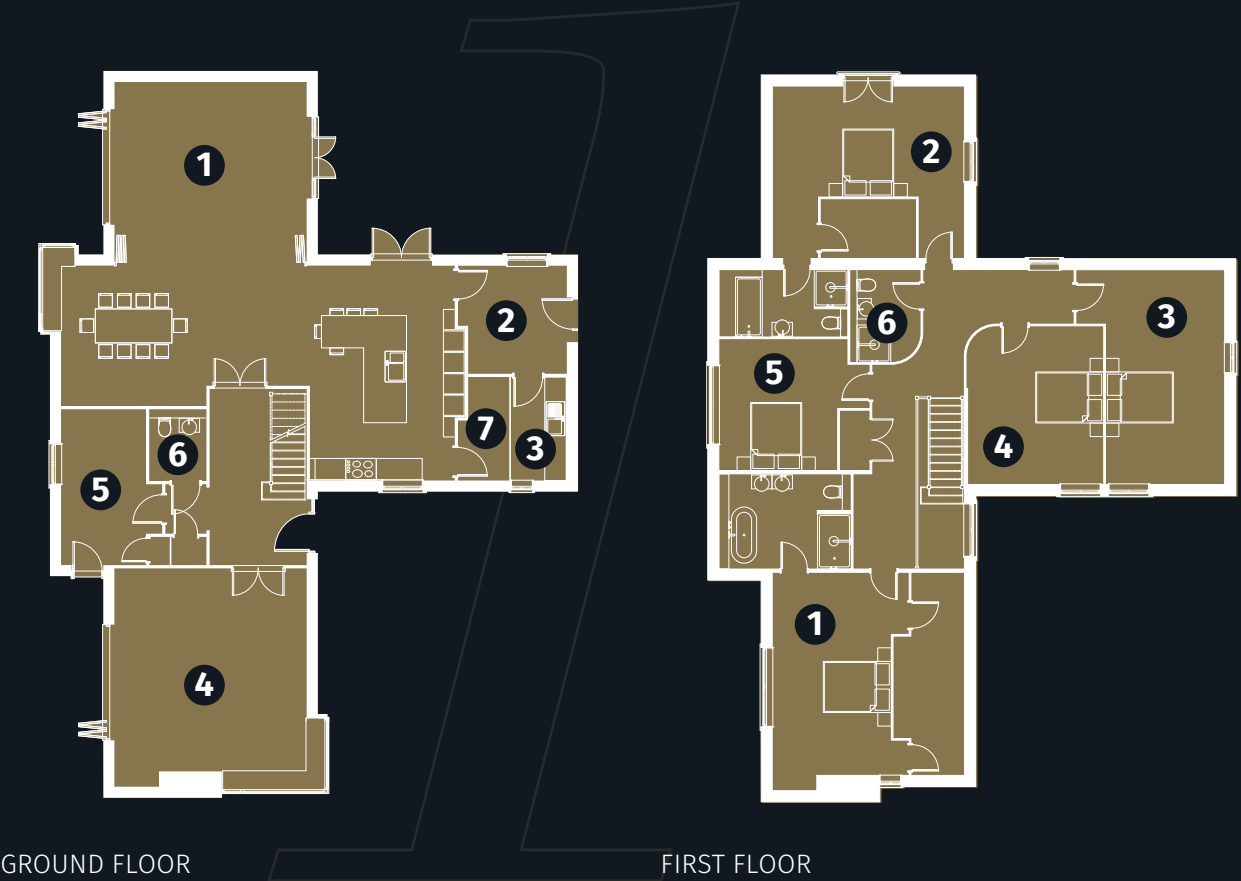


The ground floor accommodation has a more traditional house arrangement with a kitchen breakfast room offering access to the gardens, a formal living room and a separate dining room. There is also a study and utility room on this floor. Upstairs the master suite has a Juliet balcony from which to enjoy the views, with the dressing room and en-suite to the rear of the room. The guest bedroom also takes advantage of the views and has a dressing room and an en-suite with the three further double bedrooms sharing the family bathroom.



LEVERSEGGE HOUSE

FLOOR PLANS

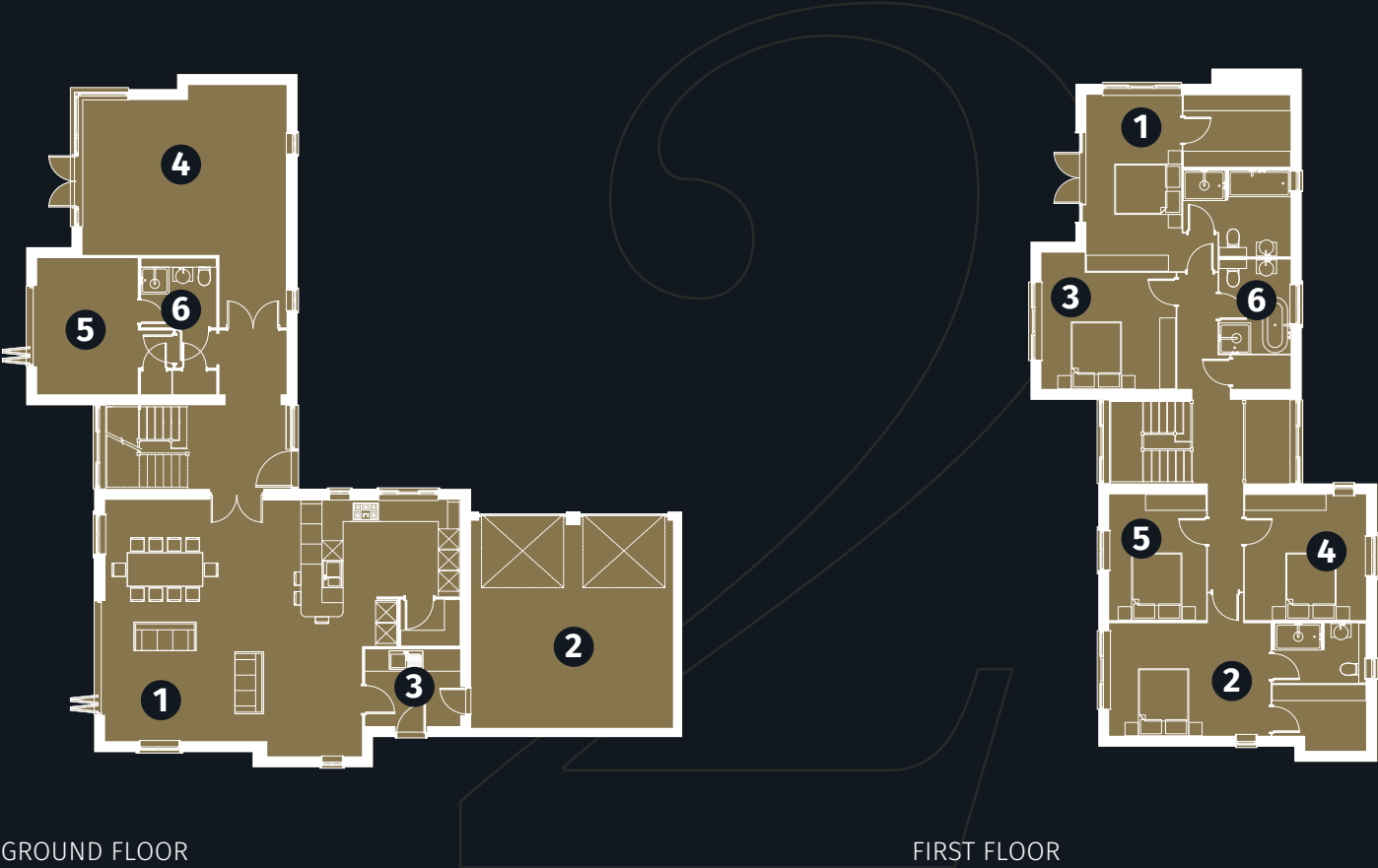


LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY/DINING & KITCHEN	11635 X 12185	38'2 X 40'0
2. BOOT ROOM	3175 X 2900	10'5 X 9'6
3. UTILITY ROOM	3040 X 1640	9'11 X 5'4
4. LIVING ROOM	6415 X 5650	21'0 X 18'6
5. STUDY	4575 X 3250	15'0 X 10'7
6. WC	2100 X 1675	6'10 X 5'5
7. PANTRY	3040 X 1640	9'11 X 5'4

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM & DRESSING ROOM EN-SUITE	6415 X 5650	21'0 X 18'5
2. BEDROOM 2 & DRESSING ROOM EN-SUITE	2797 X 3900	9'2 X 12'8
3. BEDROOM 3	5075 X 5650	16'7 X 18'6
4. BEDROOM 4	3800 X 1980	12'5 X 6'5
5. BEDROOM 5	6315 X 4376	20'7 X 14'4
6. BATHROOM	4665 X 3995	15'3 X 13'1
	3873 X 4400	12'8 X 14'5
	2730 X 2100	8'1 X 6'1

BEAUPLAN HOUSE

FLOOR PLANS

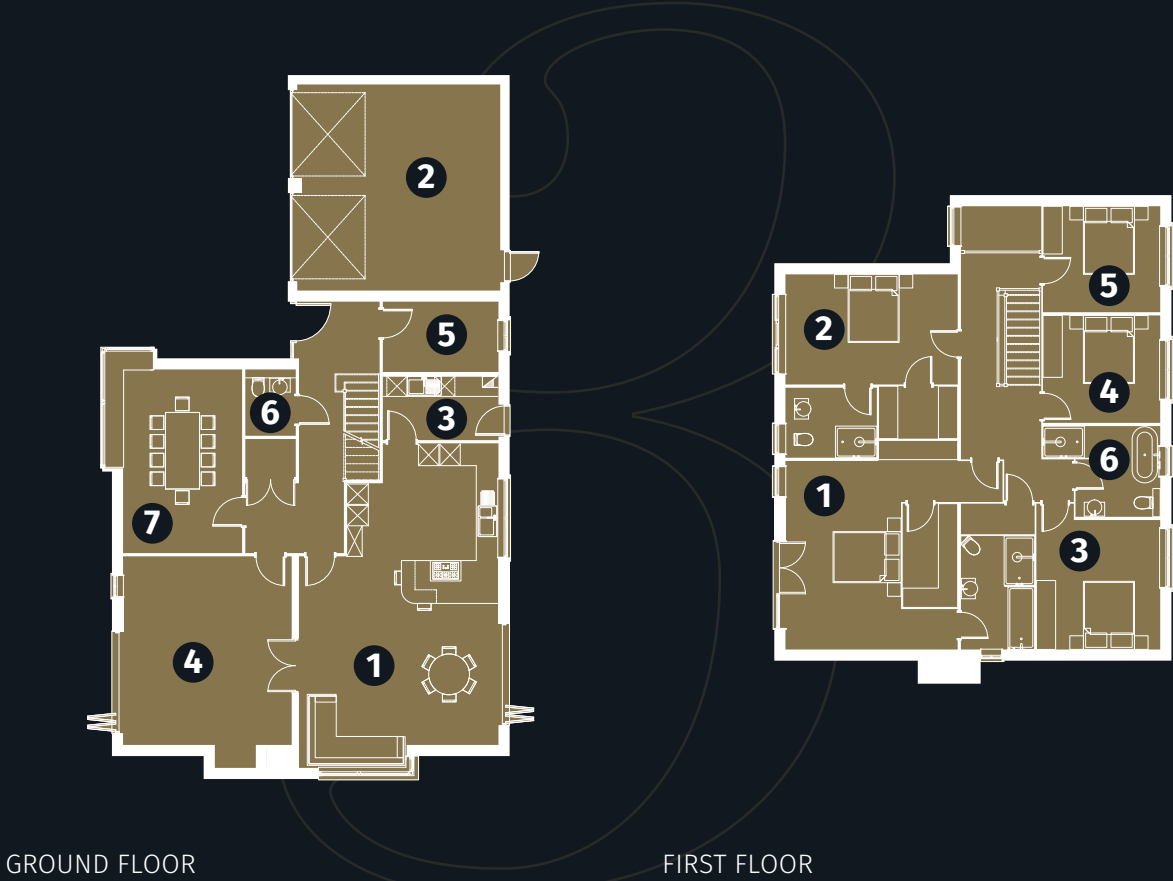


LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY/DINING & KITCHEN	7205 X 10590	22'6 X 34'7
2. GARAGE	6180 X 6050	20'3 X 19'8
3. UTILITY ROOM	2290 X 3145	7'5 X 10'3
4. LIVING ROOM	7230 X 6090	23'8 X 19'11
5. STUDY	4065 X 4139	13'3 X 13'6
6. WC	2065 X 2240	6'7 X 7'3

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM & DRESSING ROOM EN-SUITE	5270 X 6090	17'3 X 20'0
2. BEDROOM 2 & DRESSING ROOM EN-SUITE	2568 X 3205	8'4 X 10'5
3. BEDROOM 3	4705 X 7665	15'4 X 25'1
4. BEDROOM 4	1780 X 2800	5'8 X 9'2
5. BEDROOM 5	3460 X 4010	11'4 X 13'1
6. BATHROOM	3750 X 3615	12'3 X 11'10
	3750 X 2900	12'3 X 9'6
	2800 X 2131	9'2 X 6'11

RABEN HOUSE

FLOOR PLANS



LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY AREA & KITCHEN	8865 X 5865	29'1 X 19'2
2. GARAGE	6070 X 5925	19'1 X 19'5
3. UTILITY ROOM	1900 X 3400	6'2 X 11'1
4. LIVING ROOM	5540 X 4960	18'2 X 16'3
5. STUDY	2080 X 3400	16'9 X 11'1
6. WC	1950 X 1475	6'4 X 4'1
7. DINING ROOM	5400 X 3500	17'8 X 11'5

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM & DRESSING ROOM EN-SUITE	6150 X 7300	20'2 X 24'0
2. BEDROOM 2 & DRESSING ROOM EN-SUITE	3336 X 2165	11'0 X 7'10
3. BEDROOM 3	5935 X 5075	19'5 X 16'7
4. BEDROOM 4	2050 X 2700	6'7 X 8'5
5. BEDROOM 5	3800 X 3650	12'5 X 11'1
6. BATHROOM	3150 X 3455	10'4 X 11'4
	3130 X 3455	10'4 X 11'4
	2664 X 3455	8'8 X 11'4



# SPECIFICATION

FOR LEVERSEGGE, BEAUPLAN & RABEN HOUSE



## KITCHEN

- Fitted kitchens and interior design by Dream Design incorporating: granite leather worktops
- LED downlights under cabinets
- Miele appliances including: single ovens, steam oven, microwave, induction hob, extractor hob, two fridge freezers and integrated dishwasher
- 1.5 Bowl undermount sink, combined boiling water and mixer tap, island pop up power point
- Utility room-work surfaces with cabinetry in cashmere and matching carcass with stainless steel inset sink & drainer
- Miele free-standing appliances including washing machine & condensing tumble dryer
- Boot room (Leversegge House only) - with cabinetry in cashmere and matching carcass
- Walk-in pantry with shelves (Leversegge House and Beauplan House only)

## FLOORING & HEATING

- Combination of oak flooring and Villeroy & Boch porcelain tiles
- Fitted carpets in remainder
- Gas underfloor heating to ground floor with thermostatically controlled radiators to first floor

## BATHROOMS AND EN-SUITES

- Contemporary Villeroy & Boch ceramics and Villeroy & Boch porcelain tiles
- Soft close toilet seats
- Mirrors over basins
- Hansgrohe shower and brassware
- Towel rails are dual fuel, heated through the central heating system and separately through switchable electricity power in the summer
- Leversegge House - five bedrooms and four wet rooms
- Beauplan House - five or six bedrooms and four wet rooms
- Raben House - five bedrooms with four wet rooms

## ELECTRICAL

- Smart wired ready: centralised media equipment cupboard and distribution centre to allow future provision for:*
- Full-high speed data network (when available) with provision for full home wi-fi coverage
  - High definition TV distribution system for Sky or Virgin systems including smart TVs
  - Multi-room audio system infrastructure to easily accept music systems such as Sonos
  - Motorised private gates
  - Automated garage doors

## SPECIAL FEATURES

- Extra to the main automated gated entrance each of these three detached houses have their own private electric gates
- Feature wrap around cantilever windows in drawing room and dining room
- Feature stone fireplace with Jetmaster log burner
- Oak stairs (partial) with glass balustrade and fitted carpet treads
- Triple garage (Leversegge House) and double garages (Beauplan House and Raben House) with automated doors, fully tiled floors and plastered walls
- Walk-in dressing rooms/wardrobes in master bedroom and bedroom two
- Walk-in pantry (Leversegge House and Beauplan House only)
- Internal painted oak four panelled bristol doors by Mendes
- Karcher polished satin door furniture
- Whole house heat recovery system which runs continuously if required extracting stale air from the wet rooms, and transferring the heat from it into the cold fresh air being pumped around the living rooms thus avoiding the necessity of opening windows to freshen the house.

## EXTERNAL

- Entry and exit motorised main gates at the highway entrance
- Gates held by stone piers with manual side pedestrian access
- Main entrance gates on a private estate road
- Natural Farmington stone with Bath stone detail walls
- Natural slate roof
- Double glazed bespoke timber windows and doors by input Joinery Ltd
- Shared private estate access road under resin bonded gravel with bollard/scene lighting set in a parkland setting
- Partly turfed and seeded lawns surrounded by saplings and shrubs
- External tap

## SECURITY AND SAFETY

- Security alarm and provision to connect to a monitoring station
- Mains operated smoke detectors with battery back-up
- Window locks as appropriate
- PIR external light sensors
- Coded entry locks for house gates





## PROPERTIES 4 - 9

THESE BEAUTIFULLY DESIGNED SEMI-DETACHED PROPERTIES ARE POSITIONED ON THE RIGHT HAND SIDE TOWARDS THE TOP OF A PRIVATE ROAD.



With mature trees surrounding these houses and landscaped gardens, these properties are tucked away and private. The ground floor accommodation includes the open plan kitchen diner which also has space for a family area with double doors opening to the rear garden allowing this room to be used as an all day space. The formal living room is at the front of the property. Upstairs are four bedrooms and the master suite comprising en-suite and wardrobes. The family bathroom is beautifully finished to offer a luxury feel in these family homes.

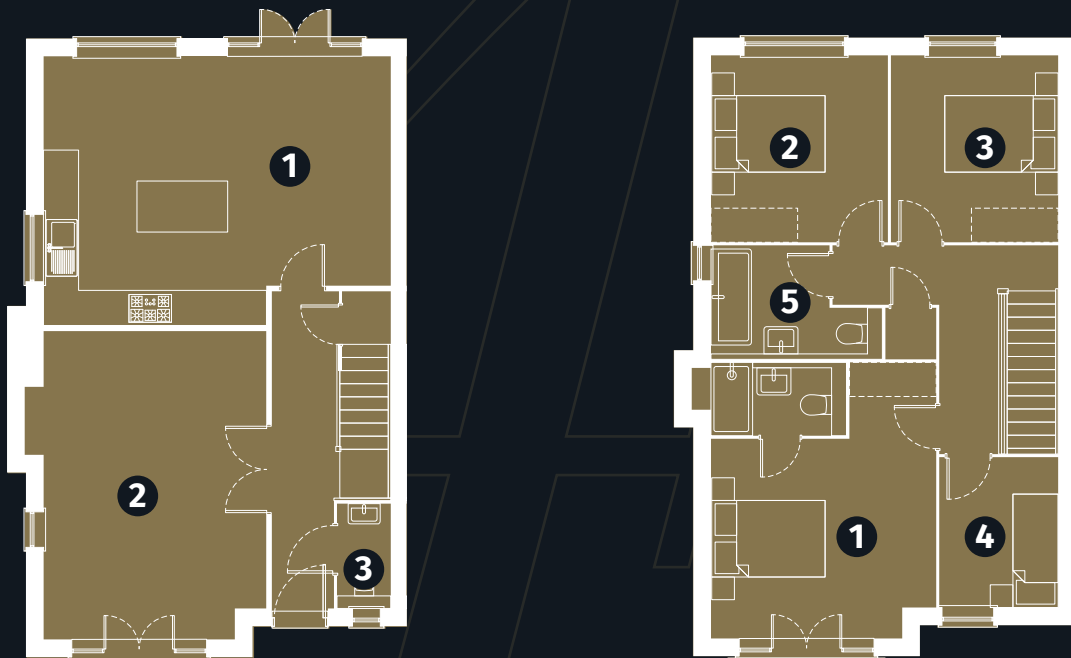
ABOVE - VIEW FROM BYBROOK VIEW





PLOT 4

FLOOR PLANS



GROUND FLOOR

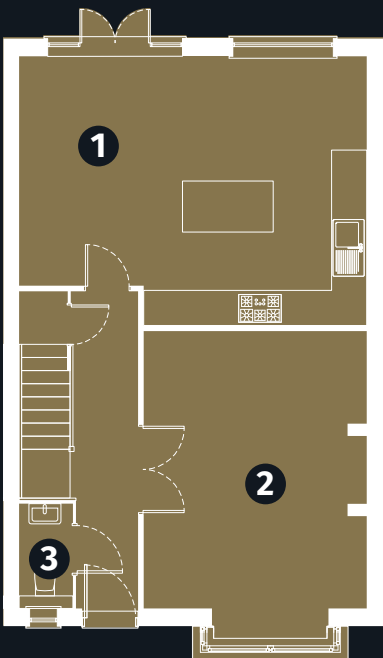
LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM KITCHEN/DINING	4750 X 6132	15'7 X 20'1
2. LIVING ROOM	5443 X 3932	17'8 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4733 X 3982	15'6 X 13'0
2. BEDROOM 2	3300 X 3133	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3

PLOT 5

FLOOR PLANS



GROUND FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM KITCHEN/DINING	4750 X 6132	15'7 X 20'1
2. LIVING ROOM	4890 X 3932	16'0 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4230 X 3982	13'9 X 13'0
2. BEDROOM 2	3300 X 3132	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3

PLOT 6

FLOOR PLANS



GROUND FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM KITCHEN/DINING	4750 X 6132	15'7 X 20'1
2. LIVING ROOM	4890 X 3932	16'0 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4230 X 3982	13'9 X 13'0
2. BEDROOM 2	3300 X 3132	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3



PLOT 7

FLOOR PLANS



GROUND FLOOR

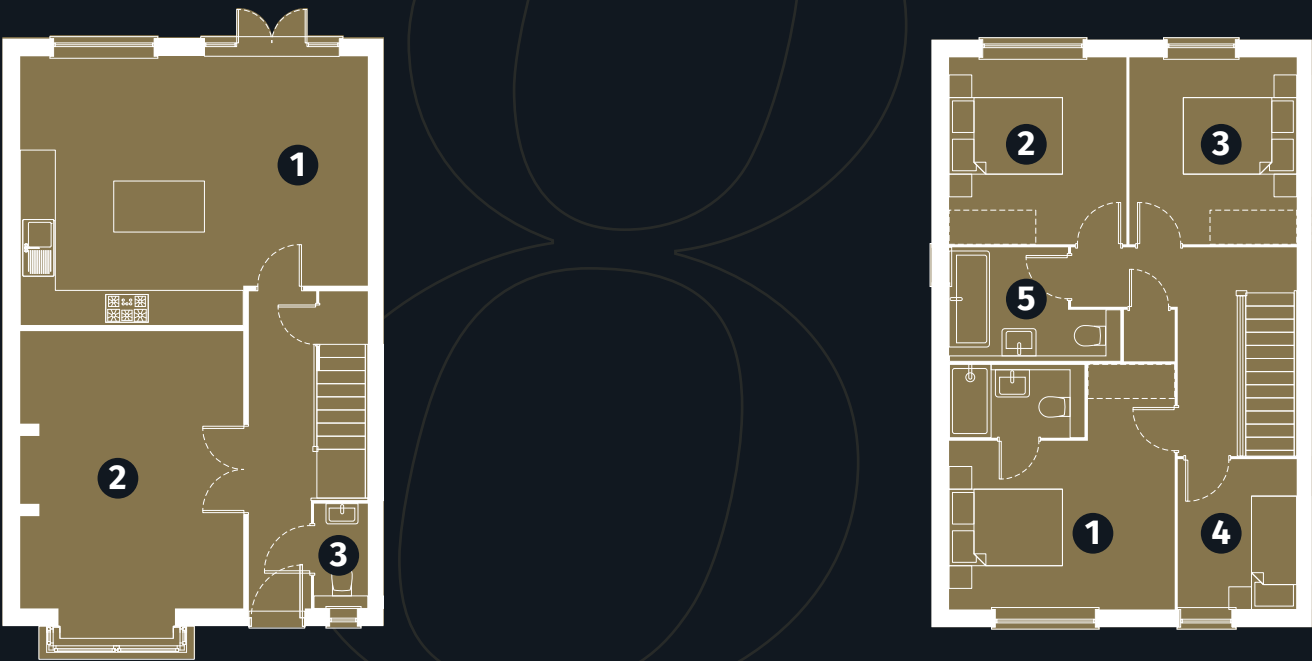
LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM	4750 X 6132	15'7 X 20'1
KITCHEN/DINING		
2. LIVING ROOM	4890 X 3932	16'0 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4230 X 3982	13'9 X 13'0
2. BEDROOM 2	3300 X 3133	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3

PLOT 8

FLOOR PLANS



GROUND FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM	4750 X 6132	15'7 X 20'1
KITCHEN/DINING		
2. LIVING ROOM	4890 X 3932	16'0 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4230 X 3982	13'9 X 13'0
2. BEDROOM 2	3300 X 3132	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3

PLOT 9

FLOOR PLANS



GROUND FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. FAMILY ROOM	4750 X 6132	15'7 X 20'1
KITCHEN/DINING		
2. LIVING ROOM	5443 X 3932	17'8 X 12'10
3. WC	1850 X 950	6'0 X 3'1

FIRST FLOOR

LOCATION	METRIC (MM)	IMPERIAL (FEET)
1. M. BEDROOM	4733 X 3982	15'6 X 13'0
2. BEDROOM 2	3300 X 3133	10'9 X 10'3
3. BEDROOM 3	3300 X 2950	10'9 X 9'8
4. BEDROOM 4	2656 X 2100	8'8 X 6'10
5. BATHROOM	2000 X 3033	6'6 X 10'3



# SPECIFICATION

FOR PROPERTIES 4 - 9



## KITCHEN

- Quartz worktops
- LED under wall unit lighting
- Neff appliances including: double oven, induction hob, extractor, integrated fridge/freezer, integrated dishwasher and integrated washer dryer
- Stainless steel 1.5 inset sink
- Porcelain tile flooring

## FLOORING & HEATING

- Gas central heating with thermostatically controlled radiator valves
- Towel rails are dual fuel, heated through the central heating system and separately through switchable electricity power in the summer
- Underfloor electric heating to bathrooms and en-suite

## BATHROOMS AND EN-SUITES

- Contemporary white sanitary ceramics by Ideal Standard
- Merlyn walk-in showers
- Soft close toilet seats
- Mirrors over basins
- Crosswater brassware
- Shaver socket to bathroom mirror
- Various height tiling in bathrooms, en-suite and cloakrooms
- Heated chrome towel rail
- Recessed ceiling down lighters

## ELECTRICAL

- Energy efficient lighting
- TV aerial sockets in all rooms, except wet rooms, adjacent to twin socket outlet
- Wiring to digital aerial only in roof space
- Sky + wiring adjacent to all TV aerial sockets with cable in roof to allow home owner to connect to Sky + dish
- BT point adjacent to each TV point
- Spur for possible future light to roof void
- External lighting with PIR sensors

## INTERNAL FINISHES

- Timber flooring to hall
- Porcelain tiles to kitchen and wet rooms
- Rest fitted carpets

## EXTERNAL

- Two privately allocated car parking spaces per house including private carports for each house
- Turfed garden which are landscaped with lawned areas, saplings and shrubs to communal areas
- External taps

## SECURITY AND SAFETY

- Window locks as appropriate
- Mains operated smoke detectors with battery back-up

## DISCLAIMER

- Please note that the developers, the development team, its agent and employees pursue a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended as a guide and the company reserves the right to alter or amend the specification as necessary, without prior notice.

IMAGE ABOVE OF CARPORT - COMPUTER GENERATED IMAGE  
INTERIOR DESIGN BY DREAM DESIGN





# AERIAL SHOT & BOUNDARIES

BYBROOK VIEW PROPERTIES

- 1 LEVERSEGGE HOUSE
  - 2 BEAUPLAN HOUSE
  - 3 RABEN HOUSE
  - 4 PROPERTIES 4 - 9
- BOUNDARY LINE
  - MANAGEMENT OWNERSHIP
  - CAR PORTS



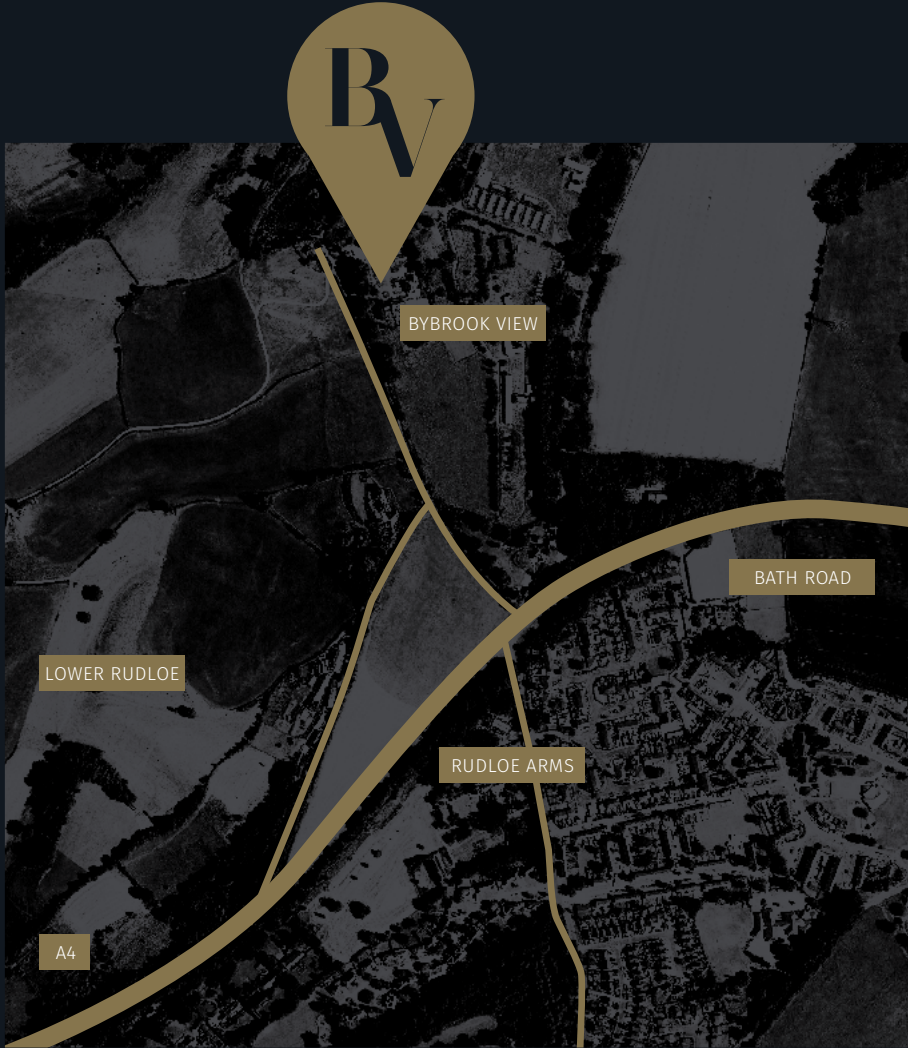


# MAP & DIRECTIONS

## USEFUL INFORMATION

From Bath take the A4 London Road towards Chippenham, passing through Box village. Go up Box Hill and ignore the turning to the right signposted Neston, Westwells, Hawthorn and Rudloe and instead take the turning almost immediately to the left and go along this no through road, which gradually ascends a hill. Bybrook View is situated on the right hand side.

- **CHIPPENHAM TRAIN STATION**  
15 minutes (6 miles) Cocklebury Road, Chippenham, Wiltshire SN15 3QE
- **CHIPPENHAM BUS STATION**  
15 minutes (6 miles) Timber Street, Chippenham, Wiltshire SN15 3EJ
- **BATH SPA RAILWAY**  
26 minutes by car via A4 (8.4 miles)
- **BRISTOL CITY CENTRE**  
43 minutes by car via A46 (28.3 miles)
- **CARDIFF**  
1h10 minutes by car via M4 (60 miles)
- **HEATHROW AIRPORT TERMINALS 1, 2 & 3**  
1h36 minutes by car M4 (90 miles)



BYBROOK VIEW • RUDLOE • CORSHAM • SN13 0PH

Bv





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