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OAKWOOD HOUSE, BROCKLEY HALL, BROCKLEY, BACKWELL, BS48 4AL

Significant portion of this magnificent Georgian Grade II listed historic Brockley Hall, long associated with the Smyth-Pigott family

Sympathetically converted, with Oakwood House enjoying the most impressive features

Approximately 5,794 sq ft of truly superb period accommodation over 4 floors

Stone column portico entrance

Garden floor with cinema room, study, utility room, shower room and cellar rooms

Ground floor comprising beautiful reception room with original 16th century polished floorboards and Rococo fireplace, inner hall with period staircase, dining room and kitchen/breakfast room off

First floor with lovely light galleried landing, master bedroom with ensuite, 3 further bedrooms and family bathroom

Second floor comprising 35' guest suite with access to roof garden

Set amongst the parkland of this lovely estate, with private garden, plenty of parking and garaging

Close to Backwell and with easy access to Bristol

Brockley Hall is one of the most significant period houses in the area, and was sympathetically divided in the late 1980's, offering the opportunity to live in this historic setting. The Hall itself is divided into 4 individual residences, plus the Old Bakehouse, with Oakwood House having the advantage of the impressive four stone column portico entrance and many original features including working shutters, Rococo fireplaces, extensive panelling and decorative cornices and ceiling roses.

The property offers spacious grandeur with modern day convenience, with accommodation of approximately 5,794 sq ft over 4 floors.

Entering the ground floor, one is immediately struck by the impressive reception hall, a room which offers a variety of uses, perfect as a lovely family sitting room with a fireplace to one end with beautiful marble surround. Continue through to the inner hall, off which is the dining room, again with fireplace, and a well fitted kitchen/breakfast room.

The lower ground floor is accessed by a timber staircase and comprises a cinema room, spacious study, utility, shower room, plus cellar storage rooms.

An original grand staircase with barley twist spindles leads to the first floor, where the lovely light landing has a feature stained glass window. The family bathroom is spacious and the master bedroom has an ornamental fireplace and ensuite shower room. There are 3 further bedrooms, 2 of which have ornamental fireplaces.

A further staircase leads up to the second floor, where there is a 35' long guest bedroom with an ensuite bathroom and access to the roof terrace.





Oakwood House is approached via a sweeping driveway to the imposing front Portico, with a gravelled parking area and double garage with attached store. The front garden is private and screened from neighbouring properties by mature trees and shrubs. A walkway leads through to the side garden, which offers space to play and enjoy. The overall site amounts to approximately 0.5 acres.

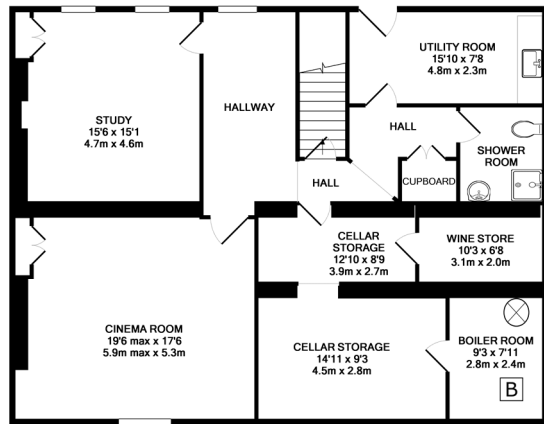
Brockley Hall is a short drive from the train station at Nailsea and Backwell and with easy access to the A370 for commuting to Bristol or beyond and is also convenient for Bristol Airport. The property is in the catchment area for the highly regarded Backwell School and there is also easy access to a number of private schools in the area.

Please note that the main image includes portions of the neighbouring properties, which are not included in the sale. Please contact us for more information.

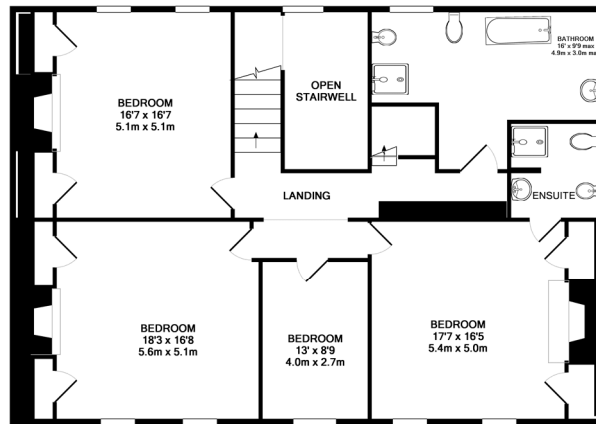


Important Notice:

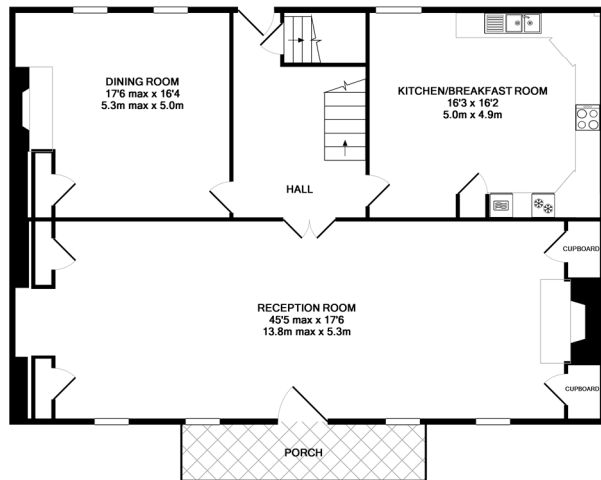
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



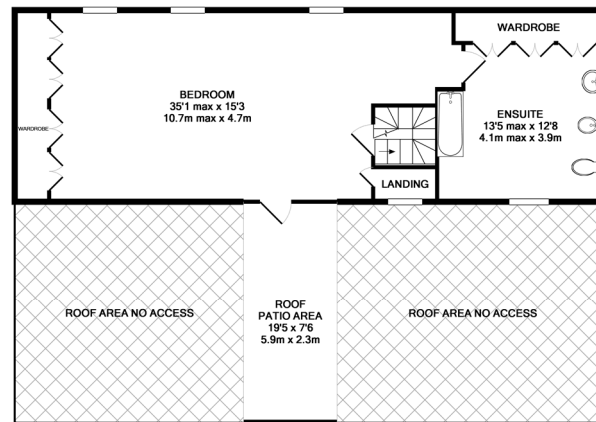
GARDEN FLOOR



1ST FLOOR



GROUND FLOOR



2ND FLOOR

DIRECTIONS From Robin King's office in Congresbury, turn right on to the A370 towards Bristol, continue over the Rhodyate Hill and through the village of Cleeve and then at the traffic lights at Brockley, turn left. The entrance to Brockley Hall is a short distance on the left, on entering the estate, branch left and follow the road around and Oakwood House will be on your right hand side.

SERVICES – LPG gas, all other mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1351.14 (2016/17) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL APPROX. FLOOR AREA 5794 SQ.FT. (538.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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