

WEST VIEW HOUSE

OLD SODBURY • SOUTH GLOUCESTERSHIRE





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Chipping Sodbury 2.5 miles • M4 (Junction 18) 3 miles • Bristol City Centre 14 miles
Bath City Centre 13 miles (London Paddington from 90 minutes)
Chippenham 13 miles (London Paddington from 75 minutes) Tetbury 13 miles • Bristol Airport 25 miles
(All times and distances are approximate)

A fine Grade II listed country house standing in landscaped gardens with a hard tennis court and garaging, enjoying views as far as the Welsh Hills. There is a detached secondary unit with separate access, currently let on a short term commercial tenancy.

Main House

Double reception hall • Drawing room • Sitting room • Dining room • Kitchen / breakfast room
Utility room • WC and Cloakroom • Cellars with wine store

Master bedroom suite with bathroom and dressing room • Guest bedroom with en-suite bathroom
3 further bedroom suites • 3 further bedrooms • Family bathroom • Study with shower room

Annex

An attached wing with kitchenette, bathroom and 3 rooms

'The Hayloft'

A detached former coach house with kitchenette, WC and 4 rooms

Outside

Triple garage • Keg cellar • Stone outbuilding

Terrace • Established landscaped gardens and grounds • Hard tennis court • Field with separate road access

In all about 6.34 acres (2.57 hectares)

Bristol

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.





Situation and Amenities

Old Sodbury is a small village at the southern end of the Cotswolds. In the vicinity there is a church, petrol station and a public house, The Dog Inn. There is also a primary school. Nearby Chipping Sodbury features a Waitrose supermarket as well as high street shops including an independent baker and butchers.

The commercial centre of Bristol and the beautiful Georgian City of Bath are 14 miles and 13 miles away respectively. Bath is a cultural hub in the region with its world-famous Roman baths and provides first class schools, shopping, educational and leisure facilities.

Communications in the area are superb with access to the M4 (Junction 18) about 3 miles, giving access to the national motorway network and excellent rail facilities are provided for at Bristol Parkway or Bath (London Paddington is about 90 minutes hence).

Sporting and leisure facilities include racing at Bath and Chepstow; hunting with the Beaufort; golf at Bristol, Bath and notably The Player's Club at Codrington itself. Lovely walking and riding is provided for along a network of footpaths and bridleways throughout the local countryside including the Cotswolds Way walk that runs through Old Sodbury.

Schooling in the area is superb with a large selection of private and public schools for all ages in and around Bristol, Bath, Westonbirt, Cheltenham and Tockington.





West View House

West View House is Grade II Listed and constructed of stone under a tiled roof with sash windows, with early-mid 18th Century origins and later alterations and additions. The house stands in an elevated position with superb views across Sodbury Vale and the Severn Valley to the Welsh Hills beyond.

The property was once a vicarage and the current owners have sympathetically converted the house from a guest house into the lovely family home it is today, retaining many of the original features, restoring others and ensuring that the charm and provenance of the original house has been carefully protected. Features include working shutters, marble surround fireplaces and ceiling cornice.

All the principal rooms lead off from the reception and staircase halls which lie at the heart of the house with a cloakroom and WC off-lying. The large drawing room enjoys the morning sun, whilst the west facing dining room

and sitting room have superb views. A door from the sitting room leads out onto a stone-flagged terrace which flanks these two rooms. The large kitchen is fitted with a range of floor and wall mounted units, an island and Aga; both the kitchen and breakfast room look out over the kitchen garden and a door leads from the breakfast room into the garden. A large utility room links to the back door and the attached annex beyond.

Upstairs, the spacious master suite incorporates a large bedroom, bathroom and dressing room; these rooms all look out over the gardens and views to the west. There are three further bedroom suites on this floor with an additional bedroom (currently a home office) and separate WC.

The second floor provides three bedrooms, two shower rooms, a bathroom, study and studio. One of the bedrooms has a private sitting or study area. This is an ideal children's floor with plenty of space.





- Living Area/Reception
- Bedroom/Dressing Room
- Bathroom/WC
- Kitchen/Utility
- Vaults/Storage
- Terrace/Outside Space

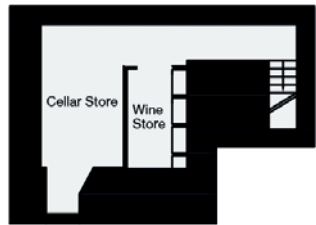
Approximate Gross Internal Floor Area

Main House: 578 sq.m / 6,222 sq.ft (Including Cellars)

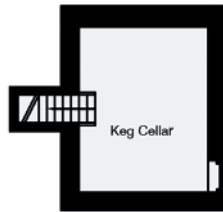
The Hayloft: (No less than) 106 sq.m / 1,147 sq.ft

Annex: (No less than) 67 sq.m / 728 sq.ft

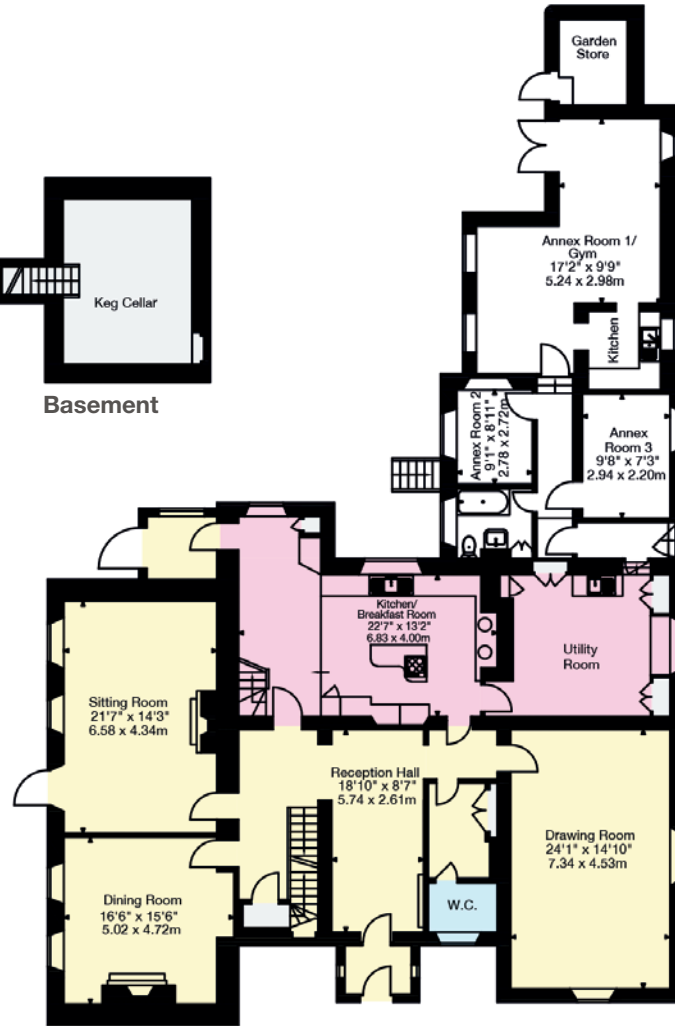
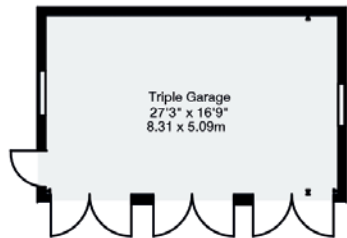
Triple Garage: (No less than) 42 sq.m / 455 sq.ft



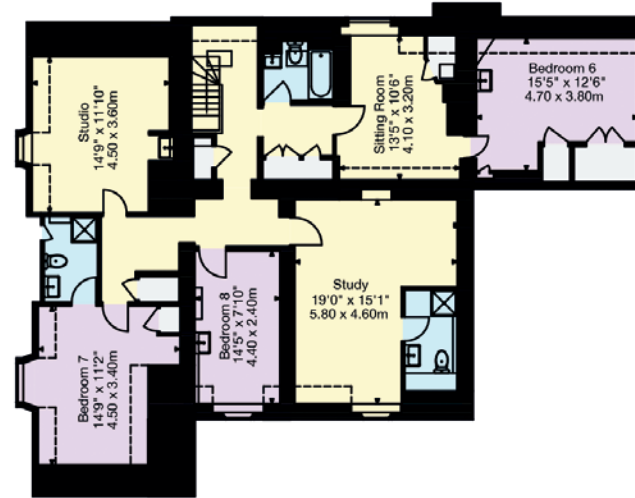
Basement



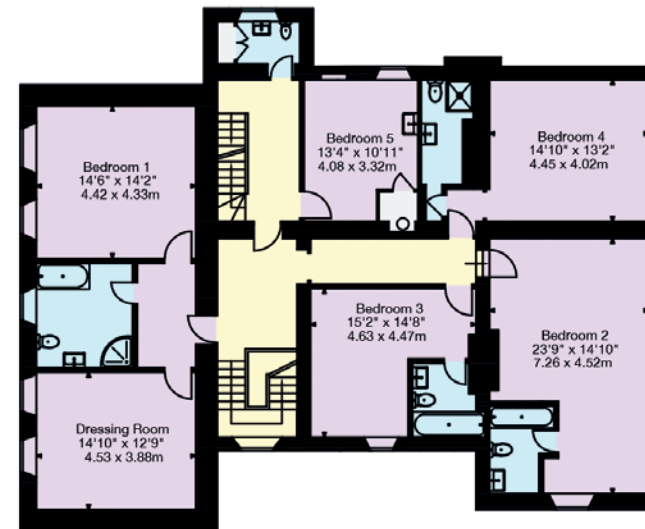
Basement



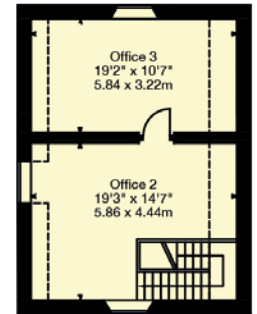
Ground Floor



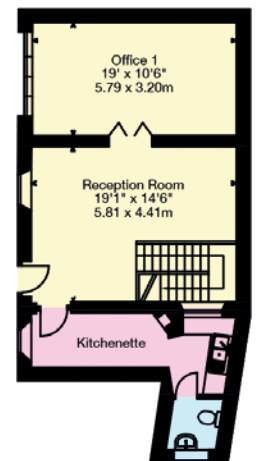
Second Floor



First Floor



The Hayloft
First Floor



The Hayloft
Ground Floor



The Hayloft



The Annex

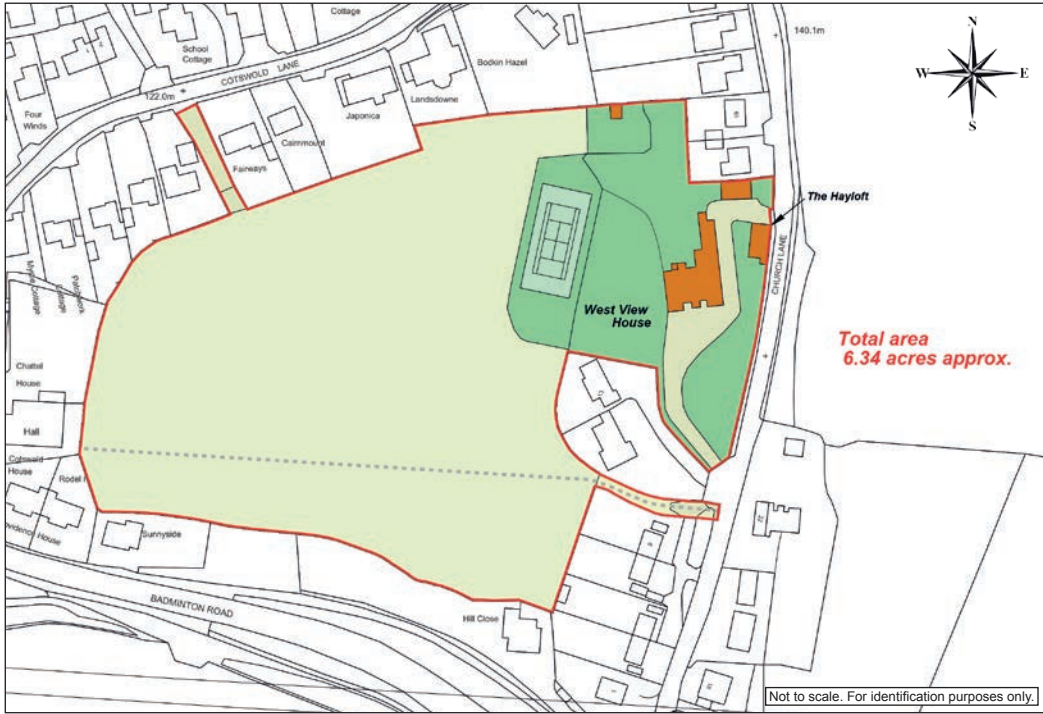
With independent access, the Annex also links to the main house through the utility room. It has been let out in the past but is currently part of the main house, with a kitchenette, bathroom and three rooms, one of which is currently used as a large home gym area.

The Hayloft

The Hayloft is a detached former coach house of stone construction under a tiled roof, which currently has planning consent for use as offices. The property provides a kitchenette, WC, reception area and three office rooms. It has separate access from the main house with ancillary parking spaces and is let out on a Business Lease with 3 months' notice. There is also the potential for residential use, subject to planning permission. Please ask the selling agents for further information.

Gardens, Grounds and Outbuildings

There is a wide area of parking at the front of the house, accessed via the main drive. The owners have built a new three bay garage off the rear driveway and an old single storey stone outbuilding, formerly a chicken run, has various potential uses. The gardens and grounds have been improved by the current owners, with wide areas of lawn, colourful borders, a productive vegetable garden, hard tennis court and beautiful mature trees, including a Monkey Puzzle Tree. To the west of the gardens is an enclosed field extending to about 4.7 acres with two separate entrances from the road.





GENERAL REMARKS & STIPULATIONS

Method of Sale

The freehold of West View House is offered for sale by private treaty with vacant possession on completion, subject to the tenancies below.

Tenancies

The Hayloft is rented out to a financial services company on a commercial lease and requires 3 months' notice to terminate the agreement.

The field is rented out to a local farmer on an annual grazing licence.

Rights of Way

A footpath crosses the field, as illustrated on the sale plan.

Services

Mains water, electricity and drainage. Oil fired central heating and Aga. Bottled gas to hob. Intruder alarm, Redcare support, CCTV cover and fire alarm.

Council Tax

Band: G

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains, white goods, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authority

South Gloucestershire District Council:

Tel: +44 (0) 1454 868004

Directions (Postcode BS37 6NB)

From the M4 (Junction 18) proceed north on the A46 towards Stroud. At the traffic lights next to the Cross Hands Hotel, filter left onto the A432. Continue on this road for about a mile and turn right, opposite the Dog Inn. Continue up Cotswold Lane and at the top turn right into Church Lane. Continue for about 0.3 mile, pass the entrance to The Hayloft, and the entrance to West View House is at the end of a high Cotswold stone wall on your right.

Viewings

Viewings are strictly by prior appointment with the sole agents Knight Frank LLP.



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Photographs: August 2016. Particulars: September 2016. Property Number JKL/JWT/150330. Kingfisher Print and Design. 01803 867087.

