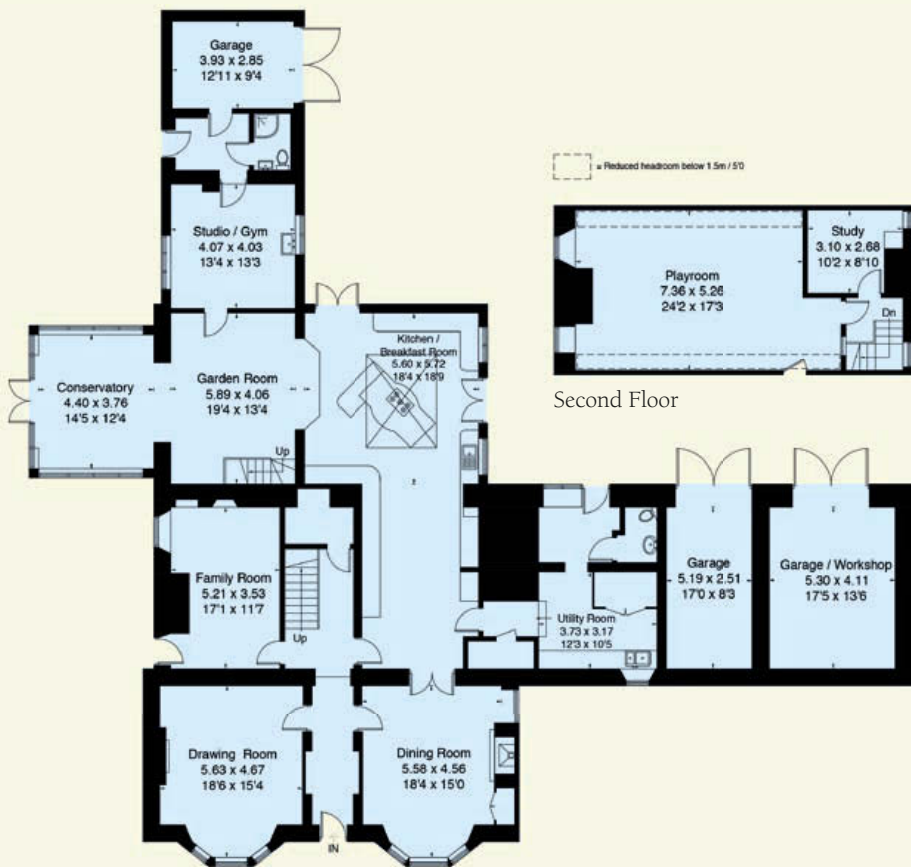




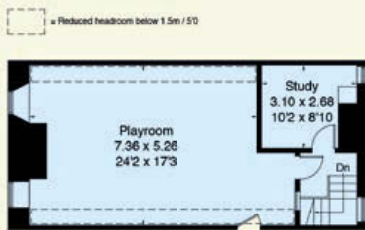
# Oldbury House

OLDBURY NAITE • OLDBURY ON SEVERN • BRISTOL • BS35 1RU

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Ground Floor



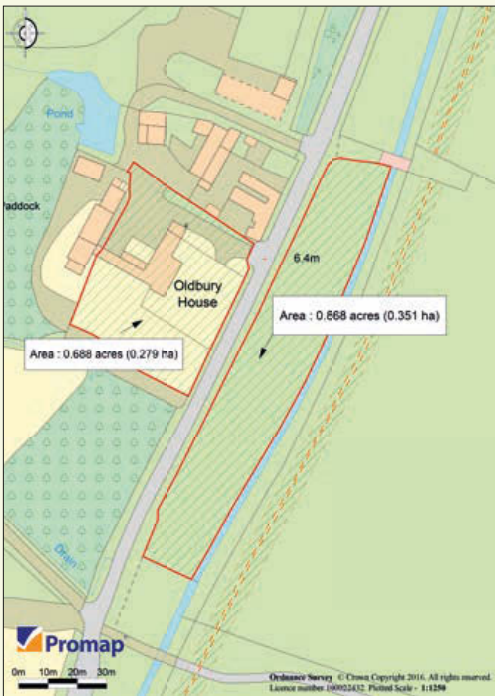
Second Floor



First Floor

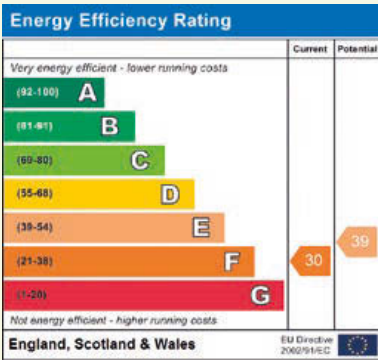
## Oldbury House

Approximate gross internal floor area  
489.2 sq m / 5266 sq ft  
Garage = 51.0 sq m / 549 sq ft  
(Including Workshop)  
Total = 540.2 sq m / 5815 sq ft  
For identification only. Not to scale.



### Important Notice

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# Oldbury House

OLDBURY NAITE  
OLDBURY ON SEVERN  
BRISTOL • BS35 1RU

*An outstanding country house of style and elegance in a sought after rural hamlet*

- Detached period home
- 4 Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Conservatory
- Studio/Gym With shower Room
- 6 Bedrooms
- 4 Bathrooms
- 24’ Playroom
- Study
- Gardens, Paddock and Garaging
- EPC Rating = F

### Description

Oldbury House is a wonderfully elegant period home that has been comprehensively remodelled and enhanced to provide exceptional family accommodation of the highest order. The property dates back to the 18th century and as with many such country homes, it was subsequently gentrified in the 19th century and at one time, this notable home was at the heart of the local community, housing the village school. The owners have been careful to retain the integrity and charm of the original house yet have cleverly introduced stylish and contemporary finishes where appropriate, now offering a home of neutral and light decor with a stunning open plan, 35 ft kitchen/breakfast room at the heart of the home.



Approached via a secure gated driveway that sweeps both to the front and rear of the property, this is a home that will appeal to those that enjoy hosting large gatherings of family and friends, with all the parking and guest accommodation that one could wish for. Despite this, the home still retains a very comfortable and relaxed air and the internal space of 5266 sq ft is of a scale that is perfectly manageable and well balanced. From the central hallway two beautifully reception rooms are set to either side, both with deep bay windows flooding the rooms with morning sunshine. There are feature fireplaces in both rooms, one with open an grate and the other with a wood burning stove. Set to the rear of the drawing room is a family room/TV lounge with glazed door leading directly onto the rear patio and garden. The aforementioned kitchen/breakfast room is of exceptional design, ergonomically laid out and incorporating a bank of the latest in appliances with a series of inset Bosch ovens, integrated microwave, a large induction hob set within the granite work surface and a tall wine refrigerator. A huge lantern window above the stylishly off- set island unit draws natural light into the heart of the room which is now the central social hub for the family, leading into a wonderful garden room/conservatory, all open plan and capturing 21st century living at its finest. A porcelain floor tiles with under floor heating runs through into the equally well designed laundry room with dedicated utility cupboard discreetly housing a series of washing and drying appliances. The boot room to the rear is typically used on a daily basis for accessing with muddy shoes, children or pets with a bespoke bench seat neatly providing storage space for unsightly recycling and packaging. There is a smart cloakroom within this area. Directly off the garden room is a dual aspect gym/fitness studio with dedicated en suite shower room and WC. A further rear lobby gives direct into the garage. At first floor level there is the most magnificent “owners” suite occupying the whole front elevation of the property with a superb bathroom with contemporary free standing bath, dual wash basin in an

oak framed vanity unit and a large walk in rain shower. The dressing room has fitted his and hers wardrobes running the full depth of the room to either side. Also at this level are three further bedrooms, two of which are en suite and a secondary staircase leading to the second floor study and huge playroom. Two further independent bedrooms sharing a bathroom are accessed via a separate staircase above the garden room and gym - perfect for those seeking to offer independence to guests or grown up teenagers. The large and sunny walled garden to the rear of the house is a lovely safe environment for children and has been laid out with ease of maintenance in mind, featuring a smart level lawn with fenced kitchen garden and four raised beds. The west facing flagstone terrace is arranged on just two levels and is the ideal space for barbeques and alfresco dining. The grounds incorporate a large paddock to the front, accessed from the far side of the lane and including the gardens total circa 1.55 acres.

### Location

Oldbury House is located in Oldbury Naite, a small hamlet on the fringes of the village of Oldbury-on-Severn. The community has a thriving school, parish church and pub and there are many activities available in the village. The nearby market town of Thornbury offers more extensive schooling and facilities including shops and supermarkets suitable for day to day living whilst the regional shopping centre at Cribbs Causeway, a mere 11 miles distant, has a wide selection of popular shops. For the commuter there are good links to the motorway networks, M48, M4 and M5, Wales, London, South West and Midlands respectively, in addition to excellent rail links from Bristol Parkway train station approximately 11.5 miles distant. For sporting facilities there is sailing and angling clubs, health and leisure facilities and golf course nearby and the surrounding countryside is a pleasant backdrop for equestrians with the Berkeley Hunt riding nearby.

