



WEST VIEW HOUSE

15 Church Lane, Old Sodbury, Bristol, BS37 6NB

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Beautifully presented Grade II Listed country house with exceptional views

- Grade II Listed village country house
- The Hayloft (detached former coach house)
- Three reception rooms
- Kitchen/breakfast room and utility
- WC and cloakroom
- Cellars with wine store
- Eight bedrooms, five en suite
- Study
- Ground floor annexe
- Grounds of circa 6.34 acre with tennis court
- Triple garage

Description

West View House is located within a wonderfully convenient location, set on a small village lane in the historic South Gloucestershire village of Old Sodbury. The house is perfectly placed for those requiring swift access to Bath, Bristol and the M4/M5 motorway networks. From its elevated position, the house commands magnificent far reaching views over its adjoining paddock, across farmland to the distant Welsh hills on the horizon.

With a front elevation that dates to the early to mid 1700s, the heritage listing details the remodelling of the south elevation and extensions in the mid 19th century. As a former vicarage and guest house, the house offers reception and bedroom accommodation of superb proportion. During the course of the extensive restoration of the home, the current owners have been careful to protect and enhance the abundance of character features that include detailed ceiling cornice, working shutters and marble fireplace surrounds.



Approached via a sweeping carriage driveway, the house is tucked below the lane and surrounded by colourful and well tended landscaped grounds. A covered entrance porch on the south elevation opens to a generous reception hallway with fine Minton tiled floor with a total of three reception rooms on either side. Enjoying the afternoon and evening sun, the west facing sitting room and adjacent dining room have lovely views across the terrace, lawns and tennis court. The 24 ft living room, beautifully lit by the morning sun, features stripped and polished floorboards and a fireplace with wood burning stove. Modern day buyers of such country homes invariably seek a large, informal kitchen/dining space at the heart of the home. This fine example has been completely re-fitted with an extensive range of wall and base units, granite work surfaces and Aga stove, Belfast sink, a host of integrated appliances and has a pleasing outlook over the kitchen garden. A large utility/drying room links to the back door and the annexe beyond. The bedroom accommodation is arranged over the first and second floors. At first floor level there are five bedrooms, one of which is currently used as a home office, three of the bedrooms being en suite, in addition to the superb master suite with large bathroom and dedicated dressing room.

The second floor provides three bedrooms, two shower rooms, a bathroom, study and studio. The bedroom with private sitting or study area is perfect for an independent teenager or alternatively the whole of this floor would be ideal for children's use.

The annexe

Located on the north side of the house, the ground floor annexe benefits from independent access and it is understood that the whole of this has been let out in the past generating useful secondary income. It is currently part of the main house with a kitchenette, bathroom and three rooms, one of which is used as a large home gym area.

The Hayloft

Set adjacent to the secondary driveway entrance, The Hayloft is a detached former coach house. This was let to a financial services company at the time of our visit but notice has been served and this stylishly presented stone building offers potential for residential use, subject to the necessary planning consents. It is worth noting that this is a very smart and comfortable conversion, well decorated, bright and enhanced by the retention of character detail such as elements of the original stable stalls.

The gardens, grounds and outbuildings

A new 3 bay garage built by the current owners provides plenty of parking in addition to the wide area at the front of the house. Subsequent owners may find yet further potential in conversion of the old single storey stone outbuilding that was formerly a chicken house. The ornamental gardens have been thoughtfully landscaped to include a welcome mix of colourful well stocked borders, mature evergreen and deciduous trees, productive vegetable garden and wide areas of lawn. The smart, modern tennis court is perfectly placed, discreetly tucked beneath the formal lawn area with adjacent tall hedging providing shelter. The west paddock extends to circa 4.7 acres and has two separate entrances from the road.



Situation

Old Sodbury is a popular semi-rural village found on the Cotswold Way just a short drive to the market town of Chipping Sodbury with a range of independent shops, pubs, restaurants and a large, newly opened Waitrose store. The nearby A46 also provides easy access to the M4 Junction 18 making both Bristol and Bath within commuting distance, plus the attractive Cotswold countryside is on the very doorstep with Westonbirt Arboretum and Tetbury being an easy drive. The village itself has a C.O.E Primary School (rated Outstanding by Ofsted) alongside the picturesque church, a private nursery, public house/restaurant, petrol station, hotel and of course the historic Cotswold Way walk.

Directions

From the M4 – Junction 18, proceed north on the A46 towards Stroud. At the Cross Hands Hotel traffic lights turn 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. After approximately 150 yards, pass the entrance to The Hayloft and the next entrance to West View House is at the end of a high Cotswold stone wall on your right hand side.

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

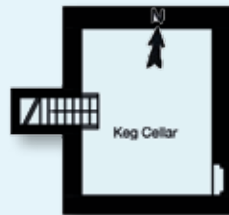




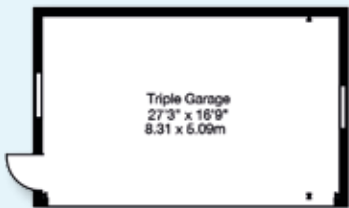
Approximate gross internal floor area:
 6979 sq ft - 648 sq m (including cellars and annexe)
 The hayloft: 1,147 sq ft - 106 sq m
 Triple garage: 455 sq ft - 42 sq m
 For identification only. Not to scale.



Basement



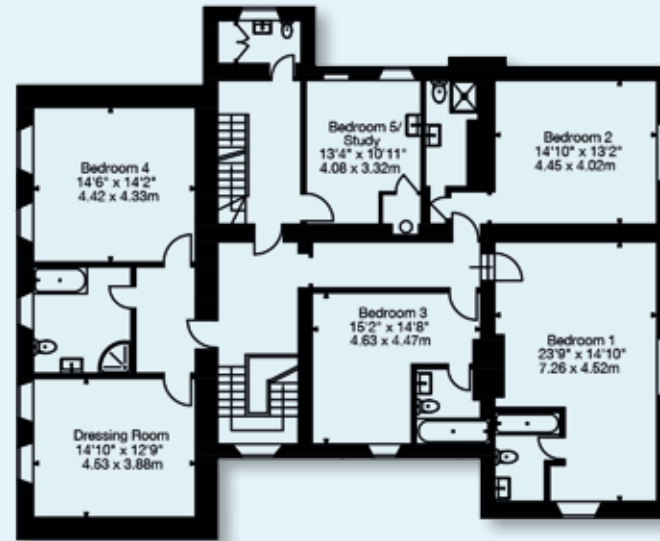
Basement



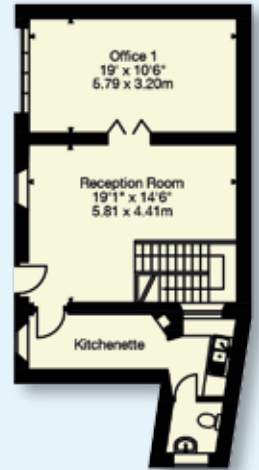
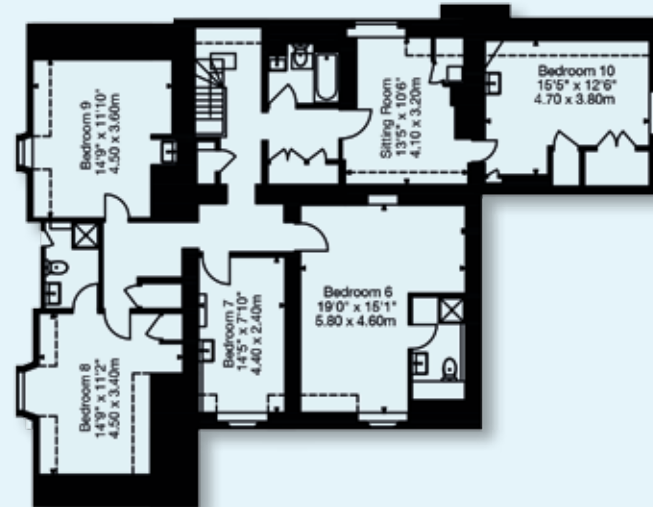
Ground Floor



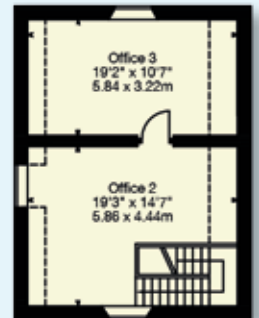
First Floor



Second Floor



The Hayloft
Ground Floor



The Hayloft
First Floor



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Savills Clifton

20 The Mall, Clifton Village
Bristol BS8 4DR

clifton@savills.com
0117 933 5800





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