



## OAKHURST, 3 CECIL ROAD

Weston Super Mare, Bristol, BS32 2NF



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**An outstanding Edwardian Villa of exceptional proportions, with a south facing orientation, gardens backing onto Weston Woods and superb sea views across from the Mendips to Brean Down and beyond.**

DETACHED EDWARDIAN VILLA WITH CIRCA 5000 SQ. FT OF ACCOMMODATION | PRIVATE GATED DRIVEWAY AND DOUBLE GARAGE | EXPANSIVE SEA VIEWS AND PRIVATE ACCESS IN TO WESTON WOODS | FOUR WELL-PROPORTIONED RECEPTION ROOMS | FAMILY KITCHEN / BREAKFAST ROOM | MASTER BEDROOM SUITE AND DRESSING ROOM | FIVE FURTHER BEDROOMS | GENEROUS HOME OFFICE AND SEPARATE GYM | THREE FURTHER BATHROOMS | SOUTH FACING PAVED TERRACE CATCHING MUCH OF THE DAY'S SUN | EXQUISITE FULLY ENCLOSED AND LANDSCAPED REAR GARDENS WITH EXCEPTIONAL VIEWS |

## Situation

Cecil Road enjoys an enviable position to the north of Weston super Mare, with a south facing orientation and unrivalled views across the town, beach and sea to Brean Down, Uphill and beyond. To the rear, the property's private garden has direct access to Weston Woods; some 300 acres of woodland with walks to Anchor Head and Worlebury Hillfort.

Local shopping can be found nearby in the town's busy high street (0.5 miles) with a Marks and Spencer supermarket, along with Sovereign Shopping centre providing over 30 further retailers.

Nearby sport includes some excellent golf at Burnham & Berrow Golf Club; established in 1890 and a Championship links golf course with 27 holes set amongst the sandy dunes of the Bristol Channel coast. There are stunning walks along the nearby beach at Brean as well as the Mendip Hills Area of Outstanding Natural Beauty. There is fishing on Chew Valley Lake and some excellent road cycling taking in the magnificent Cheddar Gorge (15 miles).

Bristol is a little over 20 miles to the north accessed via the M5 (5 miles) with Bath 30 miles to the east. Weston College is an OFSTED Outstanding rated College of Further Education; and nearby public schools include Millfield (28 Miles), Sidcot (9 miles) and Wells Cathedral School (21 miles).







## Oakhurst

Oakhurst is a magnificent Edwardian villa, dating from 1903 and lovingly restored and refurbished by the current owners. The house was designed by architect Hans Price, responsible for much of the development in Weston-super-Mare during the Victorian era. Throughout the house there is an amazing sense of light and space, with over 5000 square foot of accommodation laid out over three floors. The stone, quarried from the hillside immediately to the rear of the house is dressed in Ashlar stone to create an immensely attractive house, with an interior of generous yet manageable proportions.

Throughout, period features abound; not least the fabulous retained ceiling cornice work to the principle reception rooms and hallway, along with the stunning ceiling roses in the kitchen and drawing room.

What is most striking however are the fabulous views from many of the rooms; whether in the kitchen, master bedroom or the top floor home office. They are breath-taking and expansive and change throughout the seasons, drawing guests in to look out whatever the weather.

Accessed via electric gates, the tarmac drive leads to the front door with a further gated entrance to the garage behind. The front door opens into an entrance lobby, and through to the full depth entrance hall beyond. This stunning hall gives access to the principle reception rooms and is finished with an oak floor running through to the kitchen, dining room and drawing room.

The drawing room is a charming room, with a triple bay window, fabulous ceiling plasterwork and distant views. The dining room, originally the Morning Room, catches the early sun and provides a sumptuous space to dine and entertain – serviced by the stunning fully fitted kitchen and breakfast room. This has French doors leading out to the sunny south facing paved terrace, and affords an expanse of work surface, a central island, space for a breakfast table and plenty of wall and floor mounted storage.

To the rear is gym room, with a bathroom opposite and access to a spacious utility room, as well as rear access to the double garage.

Up via the elegant staircase lies a spacious first floor landing; with access to an informal sitting room taking in more of the





sea views. The Master Bedroom is an exquisite space, with a triple bay window and a range of fitted wardrobes. It has access to a generous en-suite shower room; complete with a walk-in shower and "his and hers" sinks. To the rear is a luxurious dressing room (possibly an 8th bedroom) but fully fitted with plenty of space for a sofa and chairs, t.v point and cabinet and exceptional wardrobe storage.

Bedroom two, to the rear, is served by its own bathroom and has charming views out over the Bristol Channel to Steep Holm island.

Over the top floor lie four further bedrooms and a bath / shower room; accessed via a glazed door from the top of the stairs this floor is almost an entire suite to itself and finished with stripped pine wood floors to the bedrooms, office and hallway. The office space is fully fitted with distant sea views and there is access from the landing to some useful recessed eaves storage.

### Outside

The gardens are a wonderful feature of the property, with a landscaped driveway meandering up to the front door with raised rockery borders dotted with shrubs and plants to give seasonal colour and dominated by a magnificent copper beach tree.

To the front of the house is a superb paved terrace, catching much of the day's sun and accessed via French doors from the kitchen. This is the perfect south facing spot for a summer's lunch and to relax and admire the sea views.

To the rear, a gravel pathway leads up from the side of the house to a sublime elevated rear garden, perched above the house and affording quite magnificent views. The owners have landscaped the garden beautifully to provide a Mediterranean feel littered with English and Holm Oaks and wildflower natural grasses with pathways winding their way through. A gravelled terrace provides the perfect dining spot for an evening BBQ and drinks – taking in the panoramic sea views. To the rear, the garden is enclosed with striking rough wood fencing and a private gate leads into Weston Woods beyond – giving access to over 300 acres of managed woodland perfect for family walks and dog walker's heaven.







### Services

Three mains gas fired boilers; mains water, electricity and drainage. Installed CCTV system networked to the house and available via wifi from mobile devices. Fitted alarm. Cable & high-speed broadband by private contract with supplier.

### Local Authority

North Somerset Council: Tel 01934 888888

### Council Tax

Band G.

### EPC rating

Band E.

### Viewing

Strictly by appointment with Rupert Oliver Property Agents.

**Directions:** BS23 2NF



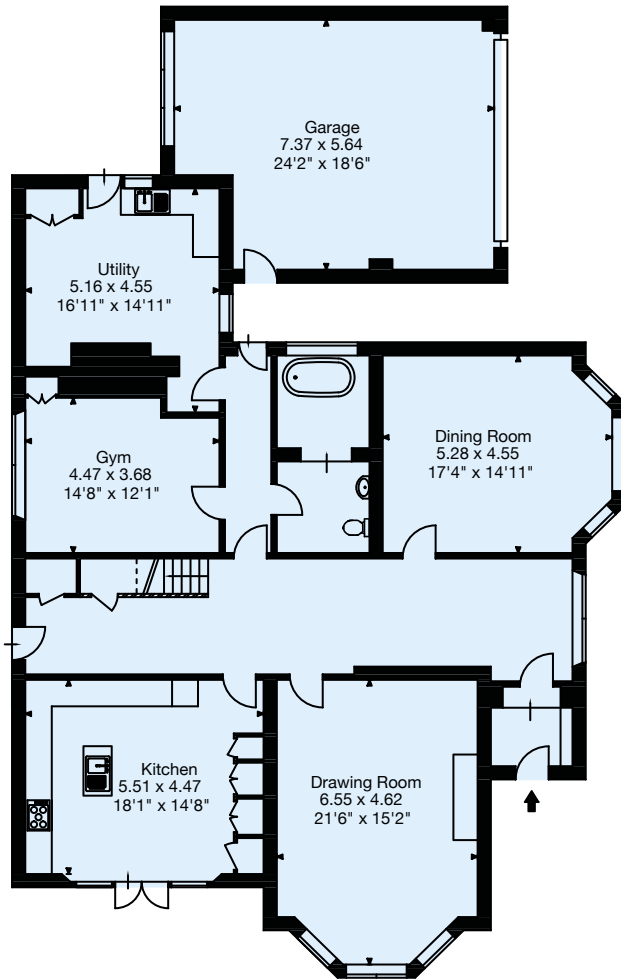




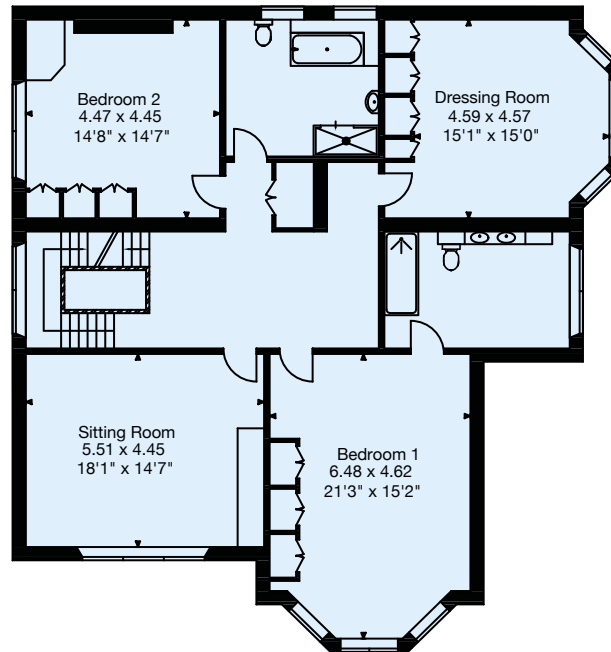
# Oakhurst

## Weston Super Mare

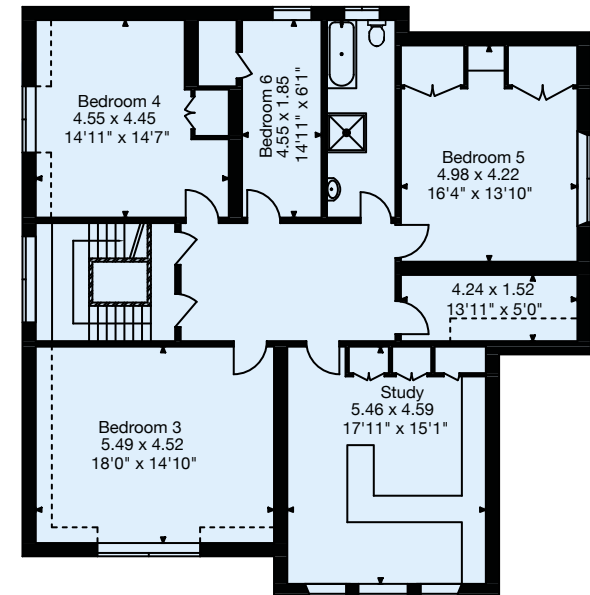
Approx. Gross Internal Area  
5462 Sq Ft - 507 Sq M  
(Including Garage)



Ground Floor



First Floor



Second Floor