



## ROOK FARM

Oldbury-on-Severn, BS35







# ROOK FARM, CHAPEL ROAD, OLDBURY-ON-SEVERN, BS35 1PL

A delightful, south facing, 17th century, Grade II listed farmhouse with annex and small paddock adjoining farmland situated in a hidden village position.



Local Authority: South Gloucestershire Council

Council Tax band: H

Tenure: Freehold

Annex with one bedroom, small paddock, detached single and double garages, 2.17 acres, 33ft greenhouse, EV charging point.

Services: Mains water, electricity, oil fired central heating and private drainage. Broadband provider: EE

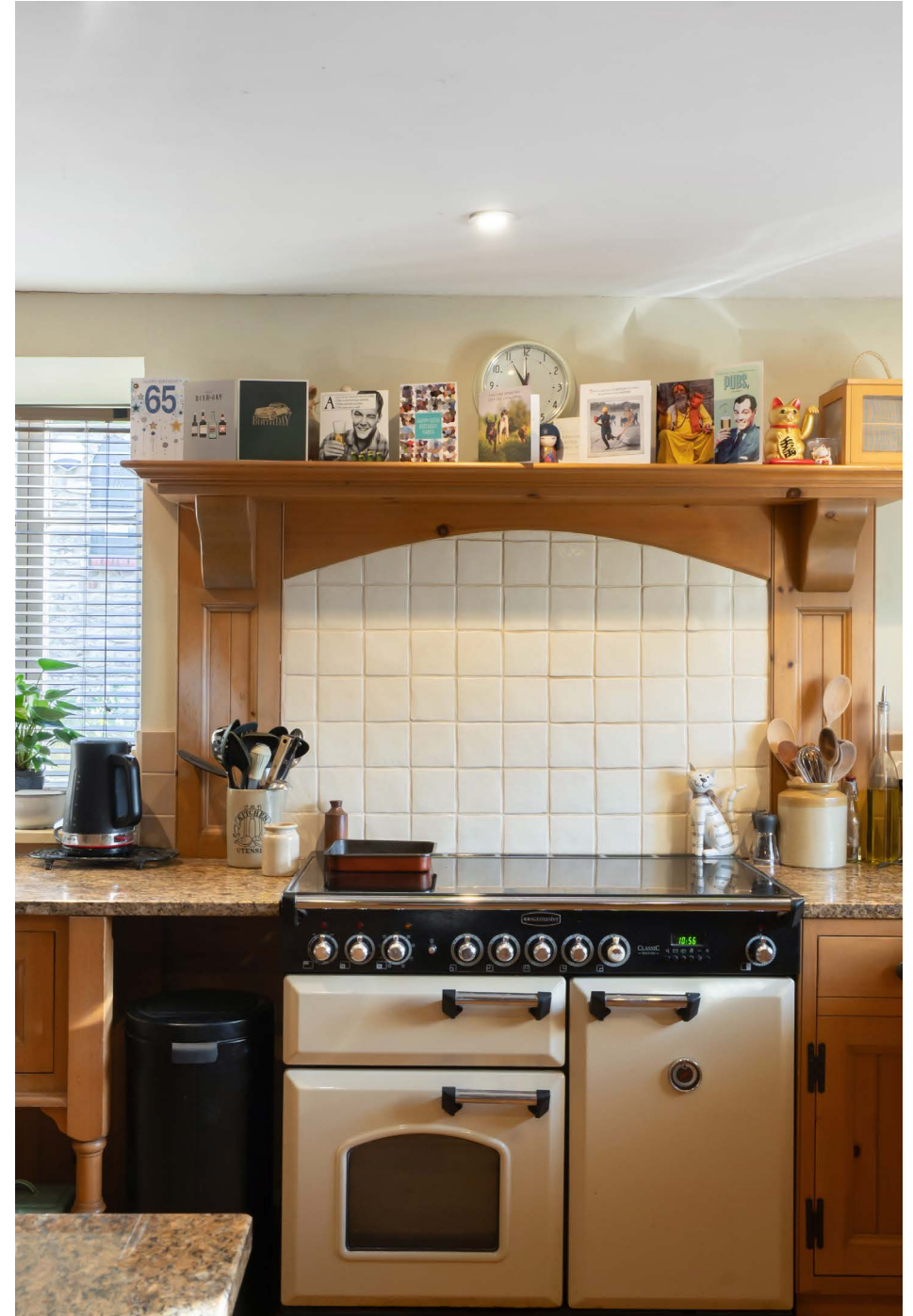
**£1,295,000**



## THE PROPERTY

Rook Farm dates from the mid-17th century, as detailed on the north wing's exterior, with later alterations. The present owners purchased the property in 2011 and have upgraded the interior where necessary. All rooms face south, and the interior has a warm and friendly atmosphere, with the ground-floor accommodation being very versatile in its use.

Many original features are retained, including chamfered beamed ceilings, flagstone floors, exposed stone walls, and an inglenook fireplace. There are tiled and wood floors, some sanded, window seats, wood-burning stoves, and painted panelled walls to dado height. The house has two staircases. Access to the self-contained annex is available either from within the house or from outside.

















# THE PROPERTY

In recent years a new zoned heating system has been installed and the breakfast kitchen was refitted with wood units and a central island, all with marble surfaces. Integrated appliances include a Rangemaster cooker with induction hob and dishwasher. A secondary staircase in the breakfast room rises to the study/nursery on the first floor.

The principal bedroom on the first floor has an en suite bathroom, dressing room and study/nursery. There are three further bedrooms one with an en suite shower room, and family bathroom and further shower room. There is a large attic room with natural light and has scope to further develop, subject to any necessary planning permissions.

## The Annex

The attractive self-contained annex can be accessed internally from Rook Farm or from outside. On the ground floor there is a small hallway with WC/utility room and kitchen/dining room which has a flagstone floor, painted panelled walls to dado height and window seats with working shutters. On the first floor there is a bedroom/sitting room and a shower room. The annex also benefits from the use of a dedicated private garden.











## OUTSIDE

Rook Farm is approached over a long sweeping drive with trees and lawn on either side leading to generous parking to the east and north of the house. To the east of the drive is a double garage with an hydraulic platform. Behind the house to the north is a lean-to double carport, and stone and tile log/bin store, and a detached brick built single garage.

The well established gardens are designed for interest. There are old stone walls, lawns, a variety of shrubs, flower beds and borders, ornamental and specimen trees including a Magnolia, and mature trees. Fruit trees include apple, plum and fig, and soft fruit include redcurrant, blackcurrant and raspberries. A pergola style outside “room” with flagstone floor enclosed by trellising under well established Clematis and Jasmine creates a lovely area for entertaining. To the north, is a small paddock interspersed with specimen trees, adjoining farmland.









## SITUATION & DIRECTIONS

Rook Farm is situated in a central village setting backing onto farmland, hidden from Chapel Lane, and approached over a long sweeping drive. Oldbury-on-Severn is a thriving, very popular and friendly village and includes a primary school, village hall, church, pub, a community shop, and cricket and tennis clubs.

Bristol 19 miles M5(J14) 5 miles Bristol Parkway Rail Station 11 miles Bristol Airport 26 miles Cribbs Causeway Regional Shopping Centre 11 miles.

Directions (BS35 1PL)

When in Chapel Lane, approaching from the east, the entrance to the property is seen after about 0.25 miles on the right hand side.

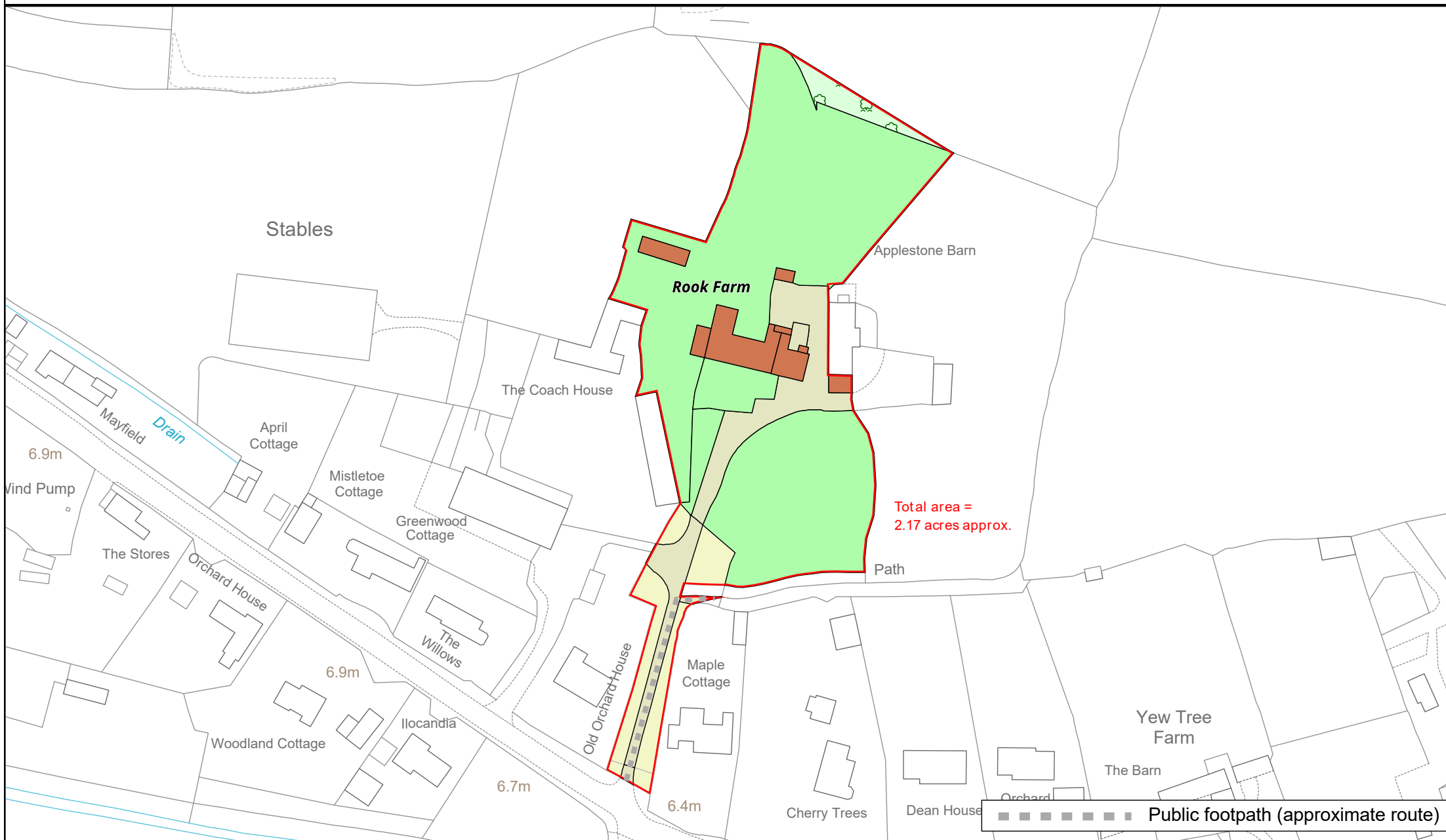




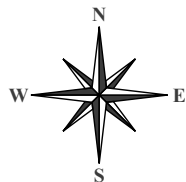




# Rook Farm



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Scale:  
1:1500 @ A4

Plan Ref:  
20699

Title

**Rook Farm**

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# Rook Farm, Chapel Road

## Oldbury-on-Severn Bristol BS35 1PL

Gross Internal Area (Approx.)

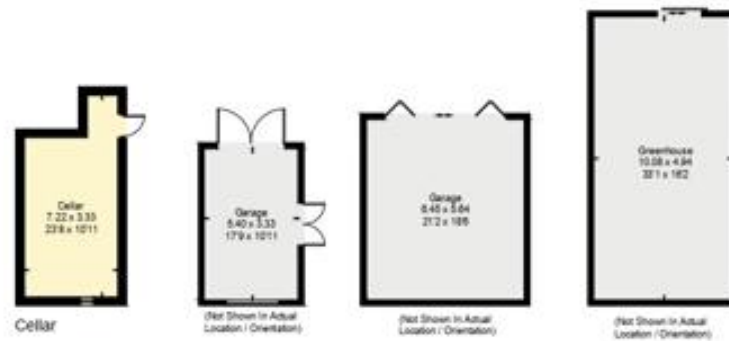
Main House = 556.4 sq m / 5989 sq ft

Cellar = 20.8 sq m / 224 sq ft

Garages = 84.2 sq m / 906 sq ft

Outbuilding = 50.0 sq m / 538 sq ft

Total Areas = 711.4 sq m / 7657 sq ft

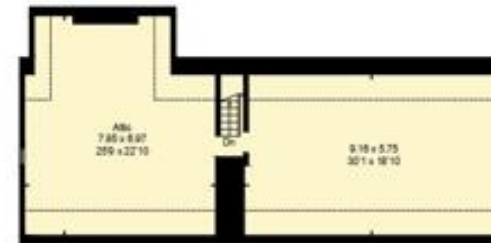


Cellar

(Not Shown in Actual Location / Orientation)

(Not Shown in Actual Location / Orientation)

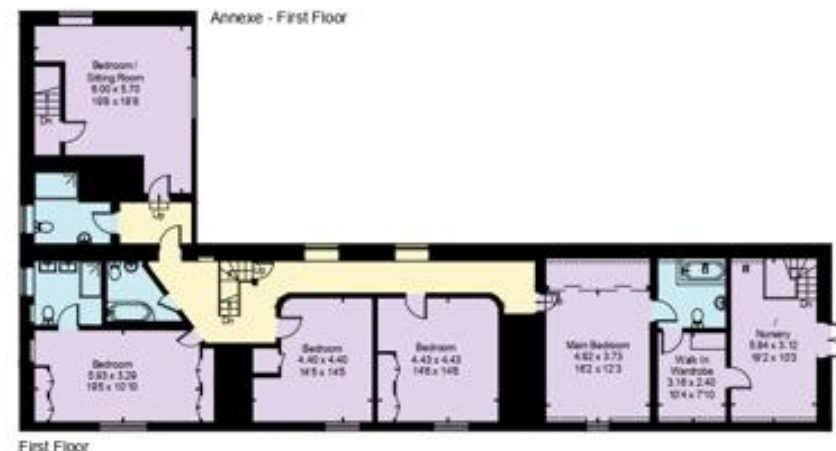
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Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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