



**Main Road, Brockley**  
**£1,350,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 5**

**Bathrooms: 4**

**Receptions: 3**

Wisteria House, Brockley – A Handsome New-Build Residence in a Tranquil Country Setting

We are pleased to offer for sale Wisteria House, a most impressive newly-constructed residence forming one of an exclusive pair, discreetly situated along a quiet country lane behind the well-regarded Brockley Stores Farm Shop.

Built to an exacting standard and offering in excess of 3,000 sq ft of thoughtfully arranged accommodation, this fine home provides a rare opportunity to acquire a substantial and beautifully appointed property, combining traditional craftsmanship with modern, energy-efficient living. The house is now complete and ready for immediate occupation.

The accommodation is arranged over two well-balanced floors and opens via a grand galleried reception hall, flooded with natural light and setting the tone for the spacious and elegant interior to follow.



The principal reception space is the superb open-plan kitchen, dining and family room, featuring high-end Neff appliances, a Quooker boiling water tap, a Samsung American-style fridge/freezer, extensive bespoke cabinetry and sleek quartz work surfaces. Bi-fold doors open onto the rear garden, creating a seamless connection between inside and out. Porcelain tiled flooring runs throughout this area, complemented by underfloor heating.

There is a comfortable sitting room with a wood-burning stove, ideal for cosy winter evenings, and a separate home office, perfectly suited to today's working-from-home lifestyle. In addition, there are two cloakrooms to the ground floor.

Upstairs, the principal bedroom suite is a particular highlight, occupying the full western elevation of the house with dual aspect views across open countryside, electric Velux windows, and a luxurious en suite. There are four further well-proportioned bedrooms served by three further bathrooms, each finished to an excellent specification.



Outside, the property enjoys a notably generous and private rear garden, larger than typically found with new homes, which will be ready for the incoming purchaser to landscape to their own taste.

To the front, a sweeping driveway provides ample parking and leads to an integrated double garage, offering both secure storage and everyday practicality.

Families are well served by an excellent selection of schools, including Backwell Primary and Nailsea Secondary, along with notable independent options such as Sidcot School, QEH, and Redmaids' High School in Bristol.

### Material Information and Services:

Council tax: H

EPC rating: B

Mains electricity

Mains water

Mains drainage

Air source heat pump

Solar panels

**Directions:** Approaching from Bristol on the A370, pass Brockley Stores Farm Shop on your right-hand side. Turn immediately into the parking area where you will see a Debbie Fortune Estate Agents board.

Continue straight ahead along the small lane to the left of the shop. Wisteria House is situated at the far end, set back in a private position.

