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OAKRIDGE LANE, SIDCOT, NORTH SOMERSET. BS25 1LZ



£795,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN COMPLICATIONS.

'Oakridge Hall' is an exceptional four-bedroom semi-detached residence that effortlessly blends timeless character with refined contemporary living. Occupying a privileged position in the sought-after hamlet of Sidcot, the property showcases striking stone elevations, beautifully proportioned accommodation and meticulously landscaped gardens, creating a home of remarkable elegance and distinction.

Location

Set amidst the rolling countryside of the Mendip Hills, Oakridge Hall enjoys a peaceful yet highly convenient location just moments from the renowned Sidcot School and within the catchment area for the highly regarded Churchill Academy & Sixth Form. The popular village of Winscombe is within easy walking distance, offering an excellent range of independent shops, cafes, a primary school, doctors, dentists and everyday amenities.

The area is exceptionally well connected, providing convenient access to Bristol, Bath and the M5 motorway. For those who enjoy the outdoors, an extensive network of public footpaths and bridleways offers superb opportunities for walking, cycling and horse riding through the beautiful surrounding countryside, while the nearby Mendip Snowsport Centre provides year-round skiing, snowboarding and outdoor recreation.

Sidcot is particularly prized for its idyllic rural setting, outstanding educational provision, excellent leisure opportunities and strong sense of community, making Oakridge Hall a rare opportunity to acquire a distinguished home in one of North Somerset's most sought-after locations.

Directions

From our office in Winscombe, proceed along Woodborough Road which enters into Sidcot Lane at the top of the village. Proceed to the traffic lights, and cross straight over into Fountain Lane. At the top of the lane turn right on to Oakridge Lane, and the property will be found on your left, after approximately 350 yards, just as the lane starts to turn left and head up the hill.

For viewings, please pass through the gates and park on the driveway to the front of the property.

Entrance Vestibule

Door to front elevation. Glazed door to the reception hall, and a door to:





Downstairs W.C

Leaded light window, enclosed WC, contemporary wash basin, tiled flooring.

Vaulted Reception Hall. (20' 03" x 16' 09") or (6.17m x 5.11m)

An impressive and welcoming vaulted reception hall, that creates a truly memorable first impression befitting a home of distinction.

Flooded with natural light from an exceptional double-height Gothic-style leaded window, this magnificent room showcases soaring ceilings, elegant architectural detailing and a striking galleried landing above. A sweeping staircase ascends gracefully to the first floor accommodation, while a feature fireplace and generous proportions provide an outstanding setting for both everyday living and entertaining. Access to the earth cellar, living room, study and kitchen.

Living Room (23' 08" x 15' 11") or (7.21m x 4.85m)

The elegant formal living room is beautifully proportioned and rich in character, offering a refined space for both relaxation and entertaining. A magnificent carved stone fireplace provides a striking focal point, complemented by high ceilings with ornate corning and large sash windows that flood the room with natural light. Glazed French doors to:



Drawing room (12' 09" x 7' 04") or (3.89m x 2.24m)

A cosy further reception room, flanked by a large range of leaded windows affording the room a good deal of natural light.

Inner Hallway

Access to the kitchen and study, with the added benefit of a second stairwell to the first floor.

Study (14' 02" x 8' 06") or (4.32m x 2.59m)

An excellent room, suitable for a large study or for use as a playroom. Range of leaded windows with wooden shutters. Built-in cupboards, seating and bookcases.

Kitchen & Family Room (30' 04" Max x 13' 06" Max) or (9.25m Max x 4.11m Max)

This beautifully appointed open-plan kitchen, dining and family room forms the heart of the home, combining handcrafted timber cabinetry with polished granite worktops, a substantial central island and quality integrated appliances. Characterful leaded-light windows flood the kitchen with natural light, while the adjoining family and dining area is enhanced by a striking glazed lantern roof, creating a wonderfully bright and inviting space for everyday living and entertaining. Door to the cellar.





Gallery Landing

Two stairwells lead to the first floor accommodation, with the main staircase notably opening out onto the galleried landing, with an impressive view back over the reception hall towards the high gothic led windows underneath the vaulted ceiling.

Bedroom 1 (14' 04" x 14' 02") or (4.37m x 4.32m)

Attractive master bedroom with a bay window providing views over the surrounding area. Built-in double wardrobe, period fireplace and a door to:

Dressing Room (10' 09" x 6' 09") or (3.28m x 2.06m)

Fitted with an extensive range of wardrobes, with leaded windows to the front elevation providing natural light.

Bedroom 2 (19' 11" x 8' 11") or (6.07m x 2.72m)

An impressive double bedroom, with a large range of built-in wardrobes, a Velux skylight and leaded light windows to the front elevation.

Bedroom 3 (17' 07" x 8' 07") or (5.36m x 2.62m)

Another impressive bedroom, with dual aspect windows, a range of built-in wardrobes, a desk, shelving and bookcases, as well as a stone fireplace.

Bedroom 4 (14' 03" x 9' 08") or (4.34m x 2.95m)

A gorgeous guest double bedroom, with a part-vaulted ceiling and two arched leaded windows.





Hobby Room (17' 07" Max x 11' 05" Max) or (5.36m Max x 3.48m Max)

Please note, restricted head height. A useful room for hobbies or even as a second study. Two skylight windows.

Shower Room

Contemporary shower room with a high-quality finish, comprising WC, wash basin, shower cubicle, heated towel radiator, window to side, tiled flooring and part-tiled walls.

Bathroom

Finished to a similar standard to the shower room, comprising of a free-standing bath, enclosed WC, wash basin, vanity unit, tiled flooring and part-tiled walls, skylight window and a heated towel radiator.

Gated Driveway

The gated parking area to the front of the property provides space for three vehicles. From here you can gain access to the house or the enclosed gardens from the gate at the rear of the parking area.

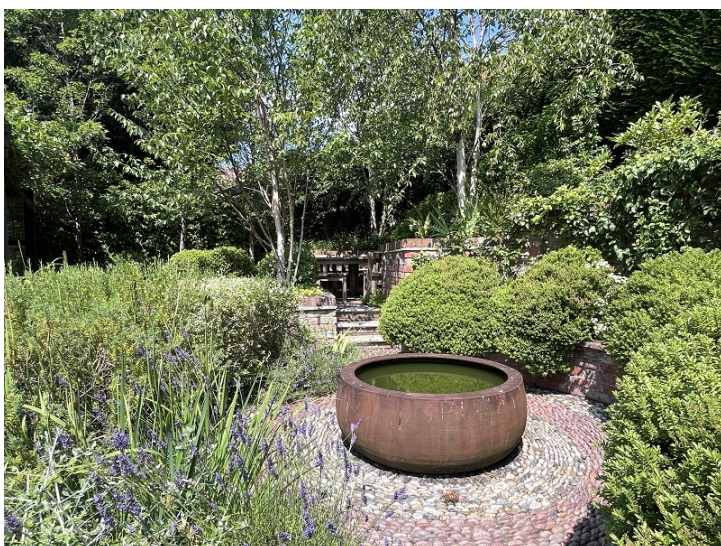
Gardens

The beautifully landscaped gardens have been thoughtfully designed to create a series of elegant outdoor spaces, combining manicured lawns, mature planting and attractive terraced areas that are perfect for both relaxation and entertaining. Well-stocked borders, established trees and neatly clipped hedging provide colour, privacy and year-round interest, while winding pathways lead through the gardens, creating a tranquil and picturesque setting.

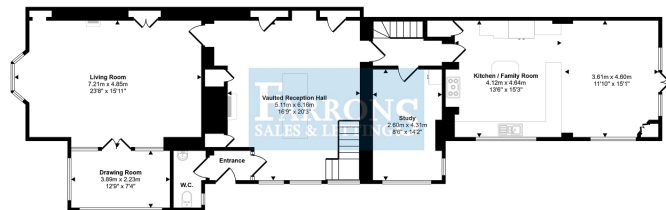
A delightful paved terrace adjoins the house, offering an ideal space for al fresco dining and enjoying the peaceful surroundings. Complementing the gardens is a useful garden store, providing practical storage for tools and equipment, ensuring the outdoor spaces remain as functional as they are beautiful. Altogether, the gardens provide an exceptional extension of the home, offering a wonderful balance of structure, seclusion and natural beauty.

Material Information

Awaiting vendor comment.

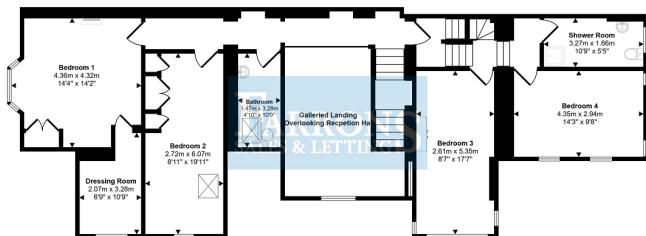


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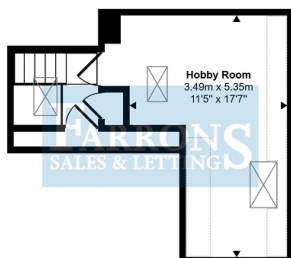
Ground Floor
Approx 142 sq m / 1542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 107 sq m / 1147 sq ft

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Second Floor
Approx 21 sq m / 231 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract