



THE OAKS

BS40 8UF



PAGANS HILL CHEW STOKE

A fine period country house, beautifully presented, situated in an elevated setting adjoining farmland with views over Chew Valley Lake and the surrounding countryside



Local Authority: Bath and North East Somerset Council

Council Tax band: H

Tenure: Freehold

Guide Price: £2,350,000



The Oaks is believed to date from the Georgian period with later additions and is approached over a long sweeping gated entrance drive.

The interior is extremely well presented and retains ornate and simple moulded ceiling cornices, sash windows, shutters and window seats. On the ground floor there is a combination of wood, stone and carpet floors. The reception hall is particularly striking, and an elegant sweeping and turning period staircase rises to the first floor with a gallery landing.









The present owners purchased the property in 2009 when it was redecorated and upgraded including replacing bathrooms and shower rooms. More recently, in 2019 the “east wing” was completely redesigned, rebuilt and extended to create a stunning open plan bespoke superbly fitted breakfast kitchen by Valentino Kitchens, a Vale conservatory with bi-fold doors, and family room with a log burner, all in a contemporary style, to take complete advantage of the superb south facing views.

The drawing room, sitting room, and dining room all face south over the lake and all have French doors opening onto the flagstone terrace.











On the first floor, the principal suite with superb bath/shower room and fitted out dressing room look over the lake. The further six bedrooms all have lovely views of the surrounding Chew Valley.



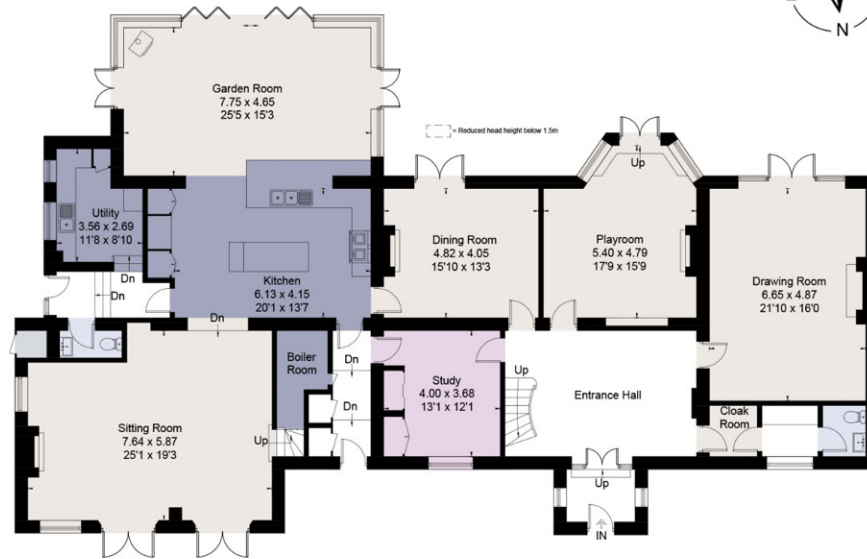


The Oaks is approached through wrought iron electric gates over a sweeping drive leading to the front of the house. There is a large parking area for several vehicles. The garden and grounds are designed for low maintenance. The front garden is enclosed and part walled. There are large expanses of shaped lawn interspersed by ornamental trees, and a variety of tall mature trees form the northern boundary. To the south of the house, a flagstone terrace spanning the width of the south elevation, has superb views of the lake and countryside. The terrace is ideal for entertaining, and adjoins a further large expanse of level lawn all capturing the view.

To the east is The Chapel Barn, formerly a woodshed, which has been renovated by the present owners, to provide a gym, but could easily be used as a home office, summer house, or studio. The building has an oak floor, bi-fold doors and hot and cold air conditioning.







Ground Floor



First Floor

Approximate Floor Area = 529.4 sq m / 5698 sq ft
 Outbuildings = 17.6 sq m / 189 sq ft
 Total = 547 sq m / 5887 sq ft

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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