



BROCKLEY, NORTH SOMERSET

BS48



SHERDLE HOUSE, BROCKLEY HALL, BROCKLEY LANE, BS48 4AL

A fine and impressive Grade II listed 18th century country house forming part of Brockley Hall situated in well established park-like grounds.



Local Authority: North Somerset

Council Tax band: G

Tenure: Freehold

Garden, 2 garages, 2 parking spaces

Services: Mains water and electricity connected. Propane gas central heating. Broadband by Gigaclear.

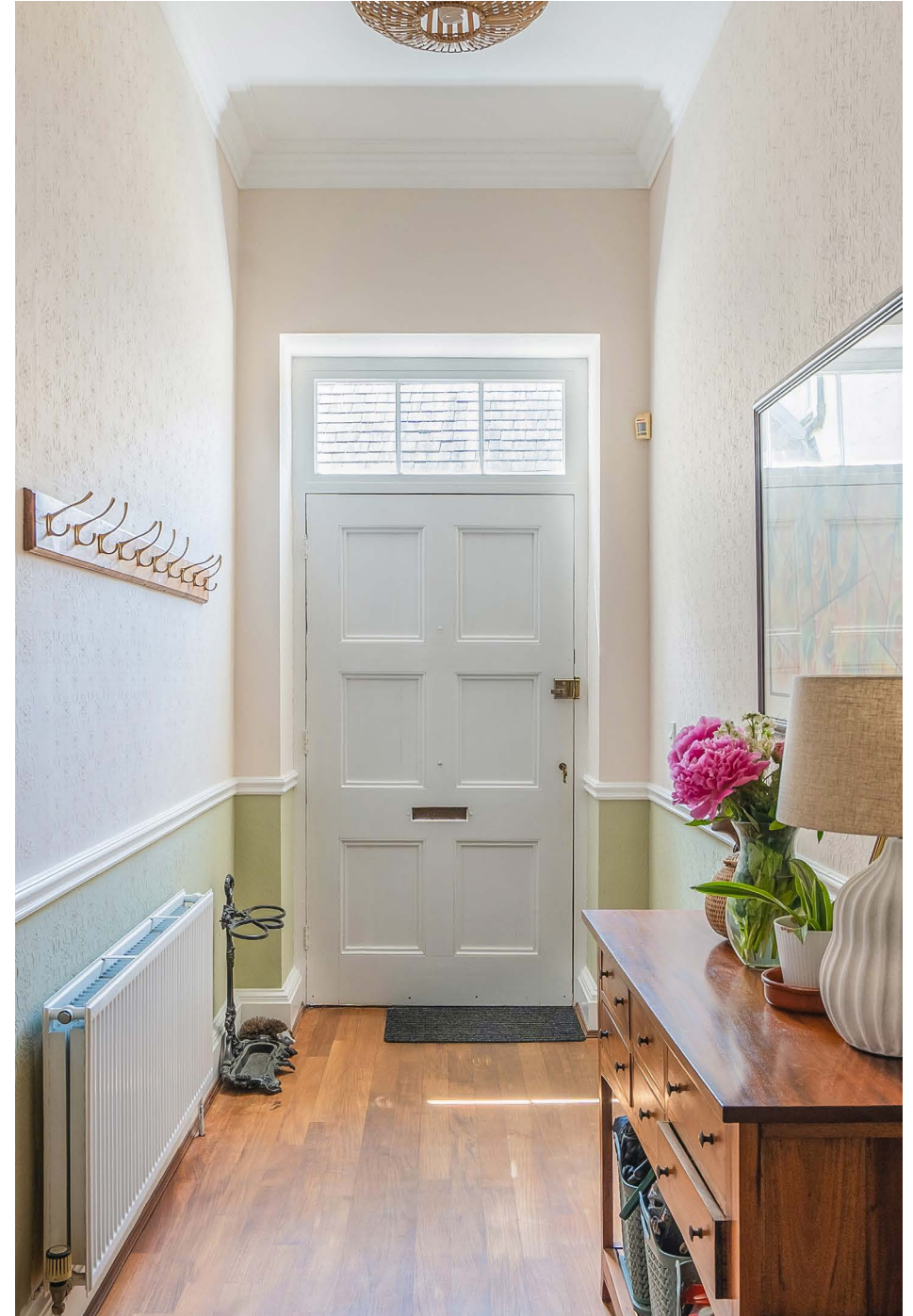
Guide price: £1,395,000



THE PROPERTY

Brockley Hall which is Grade II listed, has its origins dating back to the 16th century. The whole building was substantially transformed in the Greek Revival style in the 1820's but it is essentially Georgian in character. The main house was divided into four houses in the late 1980's.

Sherdle House occupies principally the north wing with an east aspect. The accommodation is arranged over four floors with an elegant period staircase hall leading to all levels with floors accessed through double doors, off the staircase hall. Period features appropriate to the period remain including period fireplaces, shuttered windows, and simple and ornate ceiling cornices.





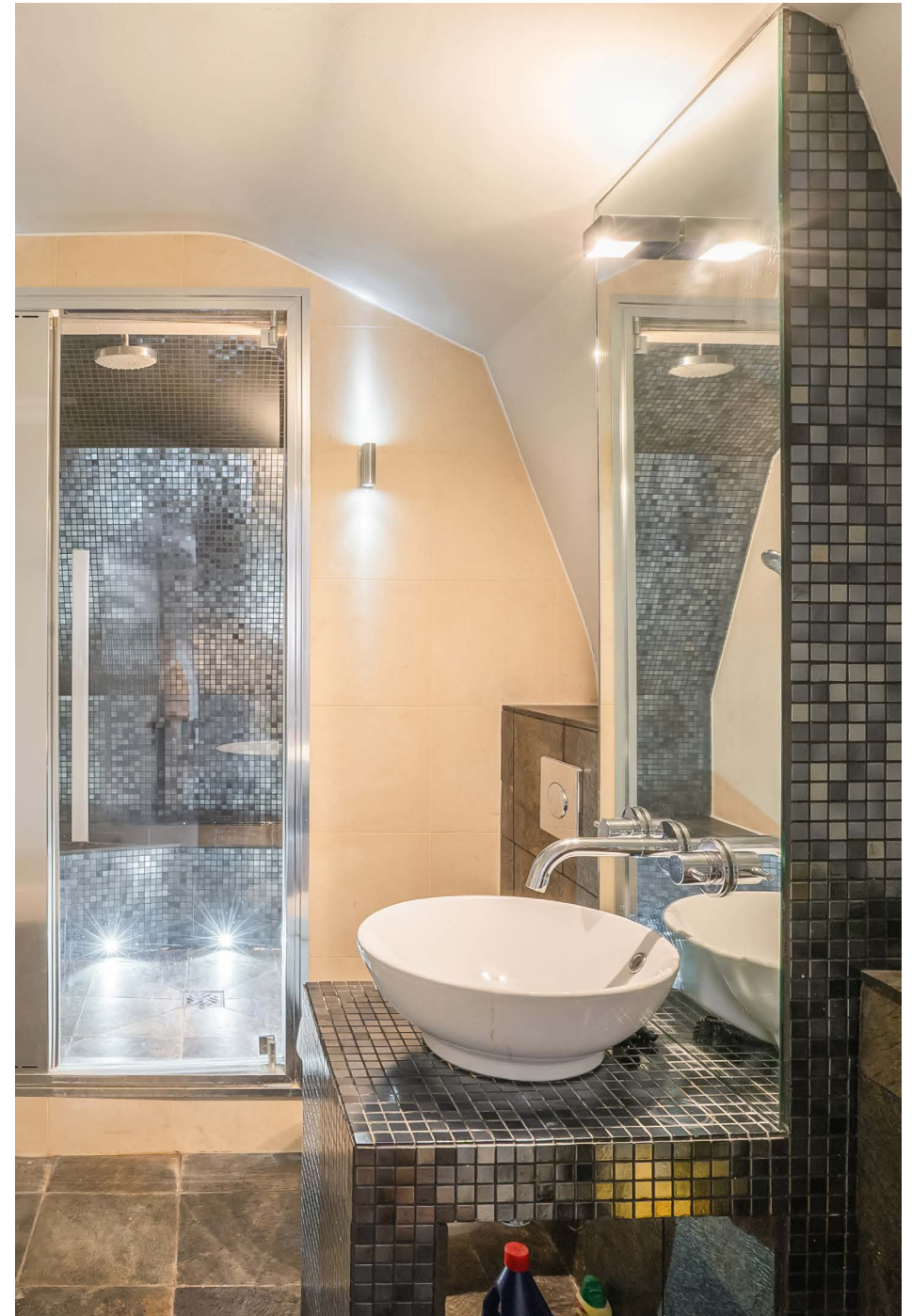




The drawing and dining room are lovely rooms with high ceilings and shuttered windows overlooking the garden. The drawing room has a marble fireplace fitted with a log burning stove and the dining room has an open fireplace and shuttered windows. The majority of floors throughout the house are laid with Teak and the drawing and dining rooms are laid with especially imported Iroko with marquetry style design. The breakfast kitchen also overlooks the garden.

On the first floor is a study area, two bedrooms, and bath/shower room and shower room and on the second floor, are four further bedrooms, en suite bathroom and cloak room with sauna.

The lower ground floor has a playroom/utility, the cinema/gym which opens to the garden, and cloakroom. A door from the hall opens out to the front of the house.







OUTSIDE

Brockley Hall is approached between tall stone pillars and over a sweeping drive. The approach continues to two garages and two parking spaces owned by Sherdle House.

The rear garden which has a west and east aspect is principally laid to a large expanse of lawn with boundaries of well established tall mixed bushes and matures trees, creating privacy.

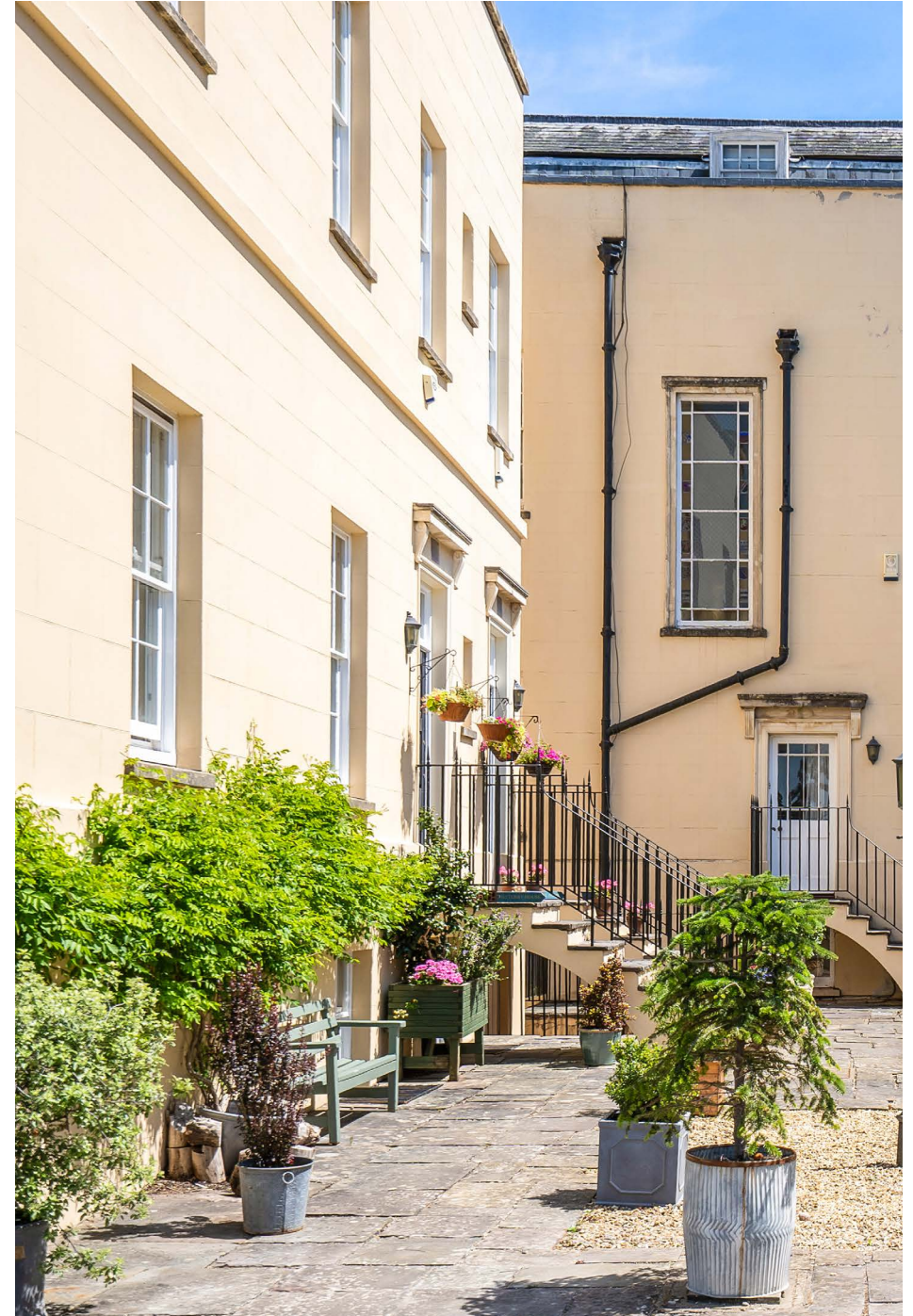




SITUATION

Brockley Hall is set in a most attractive park-like setting and is approached over a long drive. There are views to the south across to Brockley woods and to the north across countryside towards the National Trust property of Tynesfield.

Brockley is a hamlet about 10 miles south of Bristol and has a strong community with a church and an excellent farm shop/deli. Backwell village has a good range of shops including a supermarket, post office/stores, chemist and dental and health practices. There is a primary school in Cleve and Backwell and at the Downs Preparatory School at Wraxall. Secondary schooling is available at the Backwell Academy Ofsted rated "Good". Private schooling at Sidcot Quaker School in Sidcot and at an excellent choice of schools in Bristol.







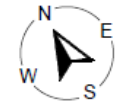
Sherdle House, Brockley Hall, Brockley Lane, Brockley Bristol, BS48 4AL

Gross Internal Area (Approx.)

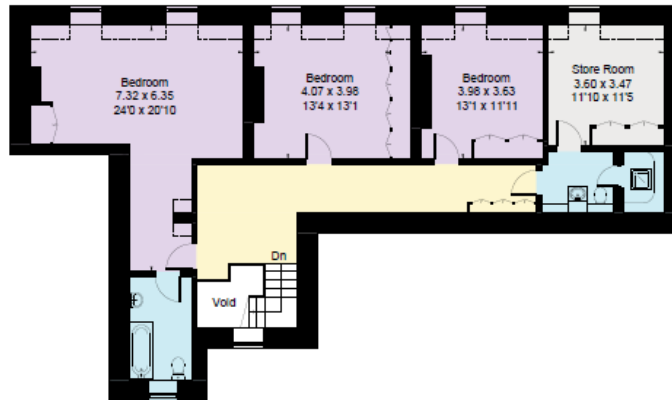
Main House = 474.7 sq m / 5109 sq ft

Garage = 39.6 sq m / 426 sq ft

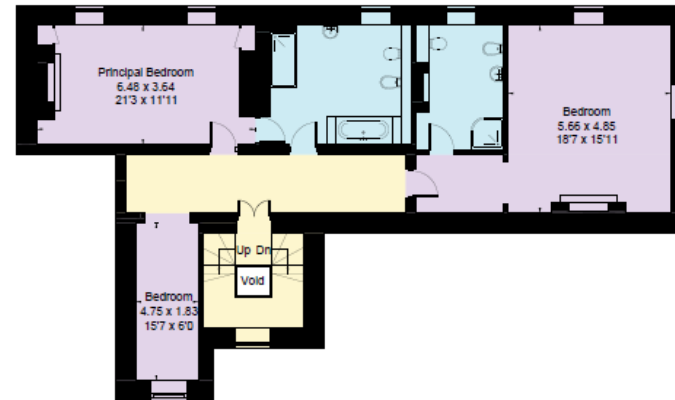
Total Areas = 514.3 sq m / 5535 sq ft (Excluding Voids)



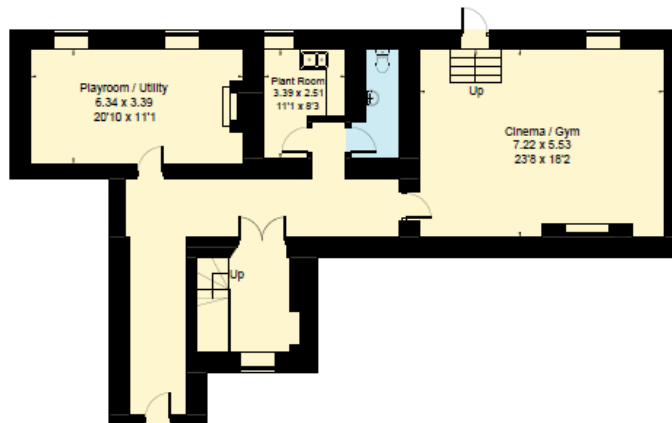
□ Reduced head height below 1.9m



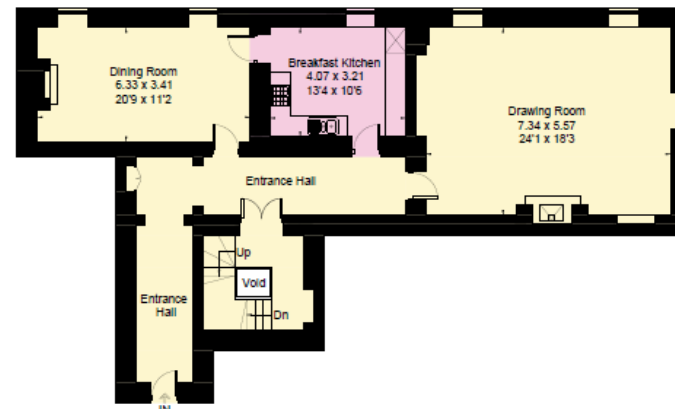
Second Floor



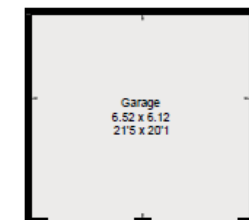
First Floor



Lower Ground Floor



Ground Floor



(Not Shown in Actual Location / Orientation)

Approximate Gross Internal Area = 514.3 sq m / 5536 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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