

A large, modern house with a curved glass extension and a stone wall, set on a grassy hillside with trees and a gravel driveway. The house features a mix of stone and light-colored siding, a dark roof, and a prominent chimney. The surrounding landscape is lush with green grass and mature trees under a clear blue sky.

August Hill
Wrington, North Somerset
BS40



Beautifully presented 20th Century country house situated in a stunning, secluded and elevated setting, against a woodland backdrop with exceptional south facing views to the Mendip Hills.

Bristol 14 miles, Bristol Airport 5 miles, M5 (J19) 8 miles, M5 (J20) 8 miles, Yatton Rail Station 4 miles, Bristol Temple Meads 13.4 miles (all distances approximate).

Services: Mains water and electricity are connected to the property. Private drainage. Oil fired central heating. Double glazed windows. TV and USB points in all rooms.

Local Authority: North Somerset Council : T : 01934 888 888



August Hill is situated in an elevated and superb hidden setting at the end of a long private approach and its own sweeping drive. It commands a spectacular view to The Mendip Hills overlooking its large expanse of south facing lawn, with its grounds at the rear, rising to a backdrop of woodland. The house was built in 1962 and later extended in 1976. The property was purchased by the present owners in 1988, with a garage and gym then built in 2004. Within the last year the house has been completely redecorated externally and internally, and all electrics have been rewired. There are simple moulded ceiling cornices and dado rails. The kitchen/ breakfast room is currently being renovated and fitted with a



Neptune kitchen which will include a two oven Aga, and integrated appliances comprising a dishwasher, microwave, fridge/freezer, oven and microwave, all by Miele, will be installed.

The interior, with the majority of the ground floor laid to an oak floor, is designed so that all principal rooms take advantage of its stunning setting and view beyond its front lawn. The reception hall has double doors that open into a lovely sitting room with fireplace which could be fitted with a log burning stove. An open square arch leads into the garden room, and has French doors opening to the garden. The dining room has a large picture window to take advantage of the view as has the family room off, with French doors to the garden. From the dining room glazed double doors open to the kitchen/breakfast room, which has a walk-in pantry, and an adjoining utility room, with boot room off.

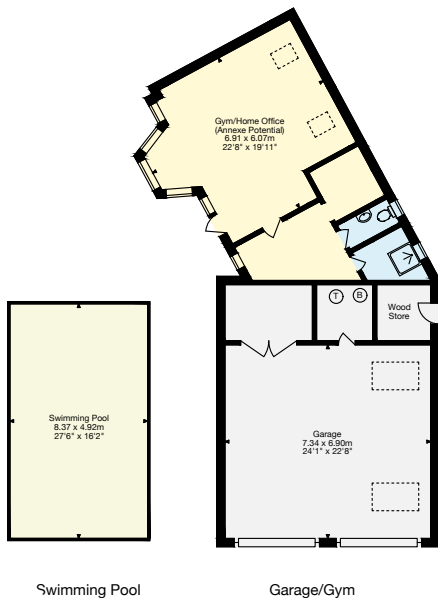
The first floor has a generous size landing around which the bedroom accommodation is arranged. The principal suite, with stunning views, has a French door opening onto a potential roof garden, and en-suite bathroom and separate shower room. There are five further bedrooms, one of which could be used as a study, and a further family bathroom.

Detached Gym/Home office and Garage Block

Lying adjacent to the house and built in 2004 is an excellent and substantial detached gym/home office and garage block, which is stone faced. A 22' room with oak floor, vaulted beamed ceiling and bay window is currently used as a gym but would adapt easily for use as a home office or cinema. Both the gym and the garage have two Velux windows in the roof and are separately heated

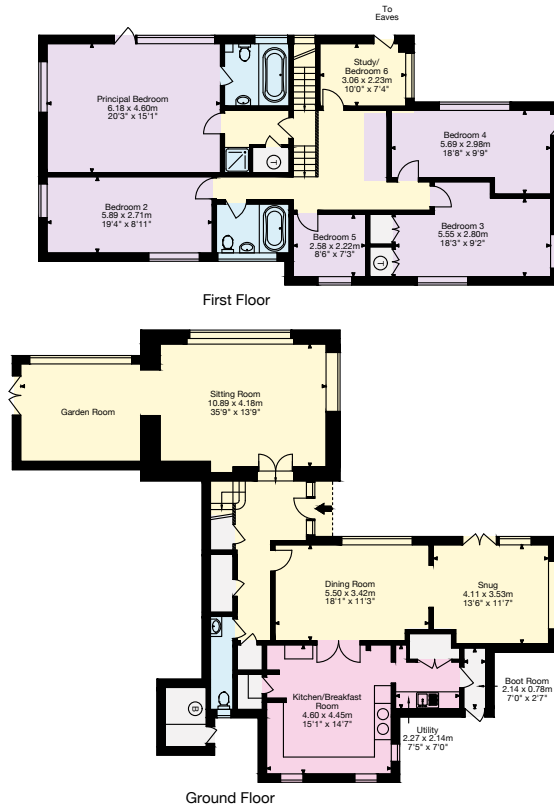


Approximate Gross Internal Floor Area
 Main House = 261 sq m/2,806 sq ft
 Gym/Garage = 121 sq m/1,298 sq ft
 Swimming Pool = 41 sq m/443 sq ft
 Total Area = 423 sq m/4,547 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Knight Frank
 Bristol
 Regent House,
 27a Regent Street
 Clifton, Bristol BS8 4HR
knightfrank.co.uk



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

I would be delighted to tell you more.

Freddie Wright
 0117 317 1997
Freddie.wright@knightfrank.com

by an oil-fired boiler. A large changing room off, with natural light, could provide a kitchen. There is a wet room, separate WC, room for a sauna and cloakroom off. Adjoining, is a double garage with two electrically operated doors. The whole or part, has the potential to convert to a self-contained annex, subject to any necessary planning consents.

Garden and Grounds

It is approached by a long private access road (not owned), and over its own sweeping drive which leads to the garage block and house. Immediately in front of the house is a large expanse of level lawn with a magnificent Willow tree. A Wisteria partly adorns the front elevation and around the garden generally, are a variety of shrubs and flower beds. There are paved areas outside the house and garage block ideal for entertaining. There are many mature trees including Oak, to the front and rear creating an almost parkland setting.

Behind the house, the grounds which could provide paddock use for livestock, rise to meet neighbouring woodland on three sides. The views are outstanding. There is a tennis court lying to the north east, behind the house, which requires resurfacing and beside the house, lying to the east is a decommissioned outdoor pool, facing south, overlooking the garden. In all the property extends to about 6 acres

Directions - BS40 5NW

From the Wrington direction, pass Chapel Hill on the right hand side. After a short distance a single track entrance is seen on the right hand side. Continue, slowly climbing. The track leads to the sweeping entrance drive of August Hill.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2021. Photographs and videos dated November 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.