



Swanley House, Swanley Lane, Berkeley



Impressive country house dating from the 18th century with annexe, stables and paddocks, surrounded by farmland, situated in a lovely setting near Bristol, Bath and beyond.

Summary of Accommodation

Ground floor Sitting room | Drawing room | Kitchen/breakfast room | Dining room
Utility room | WC | Conservatory

First floor Three double bedrooms | Two bathrooms

Second floor Two further double bedrooms

Annexe Open plan kitchen/living room | Double bedroom | Toilet/bathroom

Outside Double garage | Workshop | Two stables | Parking area
Large level private garden surrounding house | Paddock | Pond

In all about 1.6 acres

Distances

Bristol 19 miles, Berkeley 3 miles, Thornbury 7 miles, M5 (J13) 8 miles, M5 (J14) 2 miles,
Bristol Parkway Rail Station (London Paddington) 14.5 miles, Bristol Airport 30 miles,
Cribbs Causeway Regional Shopping Centre 14 miles (Distances approximate).





The Property

Swanley House stands at the head of its sweeping drive approach almost centrally in its grounds surrounded by its gardens and paddocks, adjoining farmland. The house is believed to date from the early 18th century, with later additions. Although it was essentially rebuilt in 1988, the interior retains the friendly atmosphere of the period with many features including a stone inglenook fireplace, beamed ceilings, internal doors with iron latch furniture, and two turning solid elm staircases leading to the first floor. The rooms are well proportioned with good ceiling height and have lovely views over its grounds.

The drawing room is a most attractive room with large inglenook fireplace fitted with a log burning stove. The sitting room has a stone open fireplace and leads into the dining room which has double doors opening into the conservatory. The farmhouse style bespoke kitchen/breakfast room was installed by Cotswold Collection and is fitted with a range of wood units and integrated appliances include a Stoves double oven, Stoves hob, and oil fired AGA. A side entrance from the porch opens into the kitchen, and the utility room, with cloakroom and entrance lobby off, gives access to the self contained annexe on the first floor, over the double garage. Since there is planning permission for a separate garage block, the current garage could be used as further living space for the main house or annexe. It offers a great deal of flexibility.

The first floor has a central landing around which the bedrooms are arranged. There are three double bedrooms, bathroom and a further large bathroom with separate shower cubicle. There are two turning solid elm staircases, one at either end of the landing. One staircase gives access to an excellent attic bedroom with exposed roof truss and vaulted ceiling which is used as a study and the other staircase gives access to another bedroom, with vaulted ceiling and exposed roof truss.

Annexe

The self-contained annexe, at first floor level, is approached from an entrance lobby and staircase off the utility room. It also has an external entrance. The open plan 26' living room has a kitchen area fitted with a hob and oven. The living area has a stone fireplace and a lovely outlook over the surrounding countryside, as does the bedroom. The bathroom, on the same level, lies at the head of the staircase.





Outside

It is approached over an impressive sweeping drive and leads to the front of the house, parking area and integral double garage. Two stables and workshop adjoin. The gardens and grounds, which back on to farmland, surround the house and are very private. The gardens lie principally to the south, west and north, and are designed in compartments. The paddocks lie to the east within post and rail enclosures. The gardens have a large expanse of level south facing lawn in front of the house. Generally, around the garden are dense hedgerows, further lawns, rose garden, flagstone and sitting areas, beds and borders planted with established shrubs, climbing shrubs including Honeysuckle and pathways. There is a pond, mature trees include a Eucalyptus, Willows, Oaks, Poplars and Maples. Fruit trees include cooking apple.

The land lies to the east and is divided into enclosures, with concrete hard standing, within post and rail fencing. Along the southern boundary, there is second vehicular access from Swanley Lane.

In all the property extends to 1.6 acres

Planning Permission

Planning permission was granted by Stroud District Council in November 2020 to construct a detached building comprising a garage, home office and workshop. Planning Ref: S.20/2087/HHOLD

Directions (GL13 9JH)

When in Swanley Lane from the A38, Swanley House is seen along on the left hand side after about 0.3 mile.

Property information

Services: Mains water and electricity. Oil fired central heating. Private drainage. Broadband provided by Gigaclear fibre.

Local authority: Stroud District Council: 01453 766 321

EPC: Main House E

EPC: Annexe C

Council tax band: G





Approximate Gross Internal Floor Area

Main House = 284 sq m / 3,065 sq ft

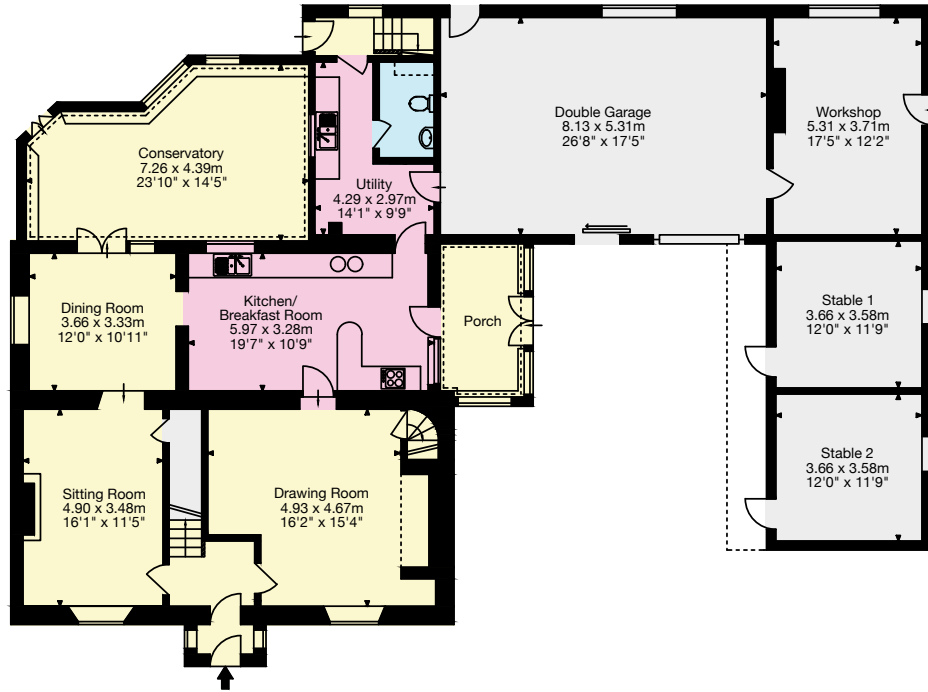
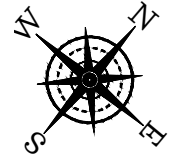
Annexe = 79 sq m / 858 sq ft/

Garage and Workshop = 65 sq m / 698 sq ft

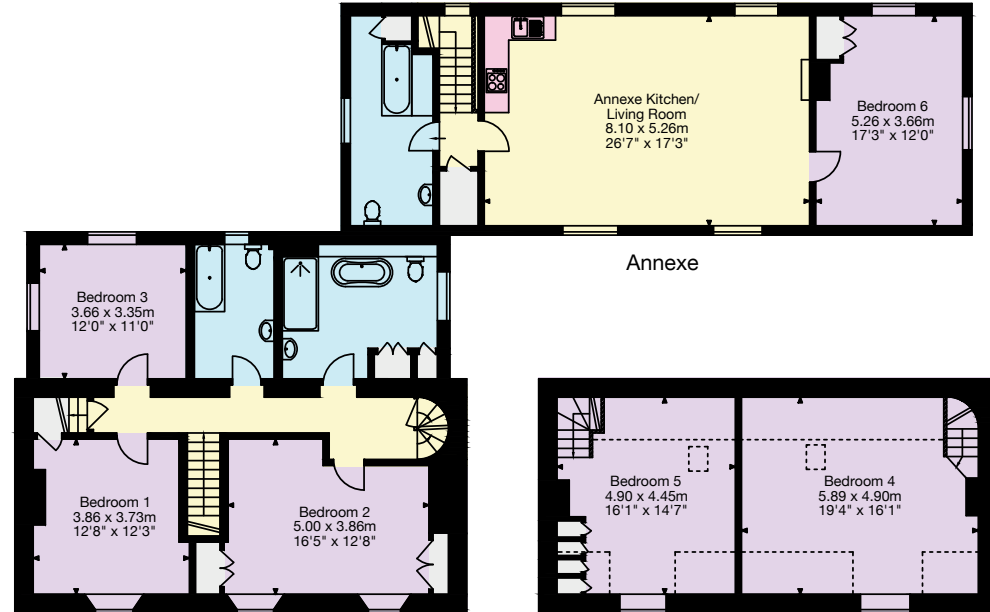
Stables = 27 sq m / 292 sq ft

Total Area = 455 sq m / 4,913 sq ft

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 text of the Particulars.



Ground Floor



Stables

First Floor

Second Floor

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

I would be delighted to tell you more
Freddie Wight
0117 317 1991
freddie.wright@knightfrank.com



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