



Newleaze House, Olveston, South Gloucestershire

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An immaculate six bedroom Grade II listed Georgian country house set in 4.79 acres and located on the edge of the desirable village of Olveston, near Bristol and Bath.

### Summary of accommodation

**Ground floor:** Entrance porch | Reception hall | Sitting room | Dining room  
Kitchen/breakfast room | Garden room off kitchen | Utility room | Downstairs bathroom

**First floor:** Principal bedroom with en suite shower room  
2 further en suite bedrooms | Study landing

**Second floor:** Three double bedroom suites | Spacious landing suitable for study.

**Large Cellar:** Two large storage rooms | Boiler room | 50 stone and brick wine bins  
Storage

**Outside:** Sweeping driveway | Generous parking | Landscaped gardens with a large area of level lawn | Kitchen garden | Greenhouse | Woodland

In all about 4.79 acres including Holly Cottage  
(Lot 2, also available by separate negotiation)

### Holly Cottage (lot 2, available by separate negotiation)

**Inside:** Detached single storey dwelling | Part barn conversion and part modern  
Reception porch | Large reception room | Kitchen | Two double bedrooms | Bathroom

**Outside:** Spacious gravel drive | Large levelled lawn | Raised entertaining terrace surrounding property





## The Property

An impressive and attractive Grade II listed Georgian house attached at the rear to Westmead, and located on the edge of the desirable village of Olveston. Newleaze House was built in circa 1814 and has been sympathetically renovated throughout by the current owners. It offers the desirable aspects of a Georgian home and yet it has been renovated throughout to meet modern standards.

Newleaze House is entered through a porch into the impressive reception hall that runs the full depth of the ground floor. To the right of the reception hall is the spacious dining room with French oak floor, woodburning stove, dual aspect, wooden shutters and sash windows. This room offers flexibility to use as a second sitting room. Beyond the staircase to the right is a utility room and ground floor bathroom. To the left of the reception hall is the sitting room again with woodburning stove, dual aspect and French oak flooring. This room is located off of the Kitchen/breakfast room, again offering flexibility in use. as the main dining room. The kitchen/breakfast room has a central island with breakfast bar, copper back splash above the cooker, Villeroy and Boch belfast sink, two integral Neff cookers, tiled floor, alcove with gas and electric supply to allow for an AGA and a number of bespoke oak work surfaces and other fitted appliances. Off the kitchen is the garden room which has been recently restored with hard wood (oak) and toughened double glazed glass units. There are double doors leading out to the garden.

From the spacious landing on the first floor there are three double bedroom suites, all with fitted wardrobes and all benefitting from garden / rural views. The landing has been opened up to emphasise light and has the space for a study area which would overlook the front garden - this space could easily be changed back into a room. Of particular note is the master bedroom suite off which there is a master en suite bathroom with both fitted shower and bath. All the bathrooms throughout the house have been renovated to a high standard. There is also a studio room used by the current owner as an art studio - this room could be used for many different purposes and has plumbing to enable it to be used as a utility room. The second floor includes three further large double bedrooms with ensembles and once again, they are all accessed from a spacious landing which could be used for multiple purposes such as a further study area. All bedrooms benefit from garden / rural views. There is also an attic accessed from the second floor landing area.



## Outside

Newleaze House is approached down a sweeping gravel drive and ample parking is provided to the side of the property. A wooden gate allows access to the front and far side of the property for further parking as required - these areas are landscaped and used as entertaining areas. Beyond the main parking area is a kitchen garden with green house. The house's facade faces Southeast. It sits in approximately 4.79 acres. In front of the property is a large expanse of level lawn, bordered by trees and shrubs, which is ideal for entertaining and family enjoyment. There is a very large area of maintained woodland and a small paddock at the entrance to the drive on the left.





## Property Information

**Mileages:** Bristol City Centre 11 miles, Thornbury 4 miles, Bristol Parkway Rail Station 6 miles, M5 3miles, Cribbs Causeway Regional Shopping Centre 6.5 miles, Bath 21 miles (all distances approximate).

**Services:** Mains gas, water and electricity connected to the property. Gas fired central heating. Private drainage shared with Holly Cottage and Westmead. Full fibre broadband.

**Local Authority:** South Gloucestershire Council: 01452 396 396.

**Council tax bands:** Newleaze House: G | Holly Cottage: B.

**Offers in excess of:** £1,400,000.

## Directions (Post Code BS35 4DE)

As you leave Tockington to the North on Aust Road, the entrance to Newleaze House will be seen after a short distance on the left handside.

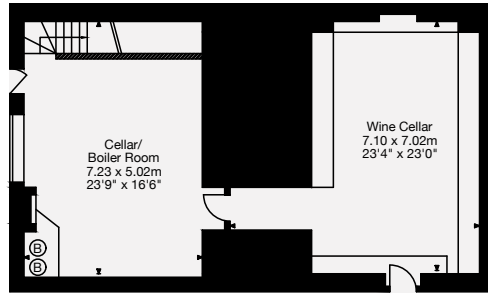


**Approximate Gross Internal Floor Area**

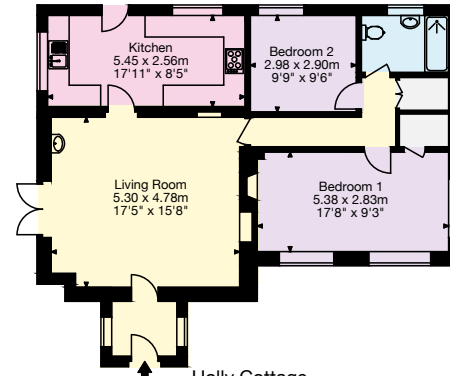
**Total Area = 553 sq m / 5,953 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact.

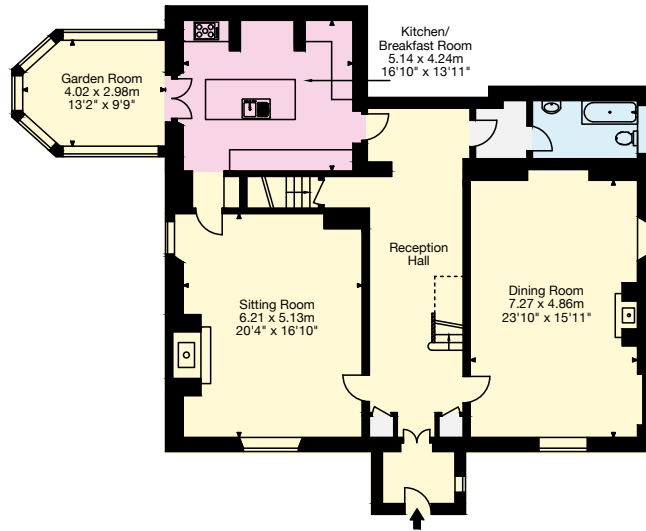
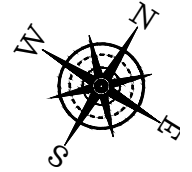
Attention is drawn to the important notice on the last page of the text of the Particulars.



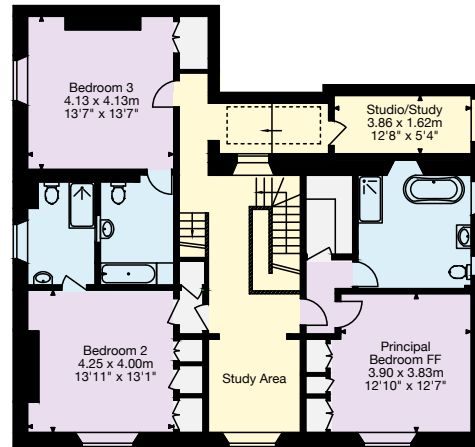
Cellar



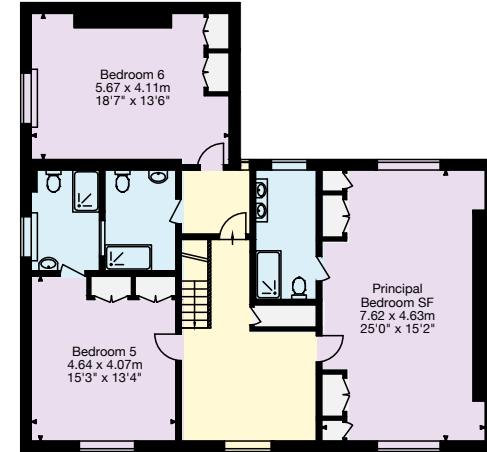
Holly Cottage



Ground Floor



First Floor



Second Floor

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**I would be delighted to tell you more**

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