



Brockley Chase

Cleeve, Bristol

An impressive Georgian Grade II listed 6-bedroom family home set in grounds approaching an acre, featuring a double garage, ample driveway parking, and stabling. It is tucked away yet offers easy access to Bristol and beyond.

Services: Mains electricity, water, drainage, oil heating

Council Tax band: G

- Approx 3716 Sq ft (inc. garage) of flexible accommodation
- 6 bedrooms and 2 bathrooms
- Magnificent period property
- Set in grounds approaching 1 acre
- Tucked away location
- Spectacular rural views
- Garaging with games room
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Brockley Chase has been a cherished family home for the past 43 years. Parts of the house date back to 1745, with much of its character retained, including sash windows, shutters, panelling, beamed ceilings, and fireplaces. The beautiful reception rooms exhibit timeless elegance and classic Georgian proportions, complemented by a delightful kitchen/breakfast/living room, flooded with natural light and offering magnificent views over the surrounding farmland.

The house is complemented by wonderful outside space, including a front garden that frames the pretty façade, and a large, level lawned area (formerly a paddock) complete with stabling.

Entering through the front door, you are welcomed into a spacious reception hall with high ceilings and period features. A cloakroom provides a practical space with ample storage for coats and shoes, along with room for a freezer.

To the left is the dining room, an ideal entertaining space featuring deep recessed windows, fitted bookshelves, and a beamed ceiling.

To the right is the sitting room, which boasts an open fireplace and double doors opening onto the garden, framing spectacular views of a magnolia tree.

At the rear of the house is the study, where a large sash window provides glorious open views across the arable land beyond.

The final reception room is a large, open-plan kitchen/dining/living area. Fitted with solid wooden units designed by Winchmoor, it features an attractive brick-recessed fireplace with an inset racing green AGA. Integrated appliances include an electric hob, microwave, and dishwasher. The living area is spacious, with French doors opening onto a terraced area – perfect for summer barbecues or entertaining friends. A practical utility room provides space for a washing machine and valuable extra storage.





Stairs lead down from the kitchen to the garage and outbuildings via a covered area. To the left is a boiler room, leading into an expansive double garage offering generous parking and storage space. Upstairs, there is an additional sizable room, currently arranged as a games room, with potential for various uses, subject to planning permission.

Returning to the hallway, an elegant staircase ascends to the first floor, where there are six double bedrooms. Each bedroom has its own unique character, with features including striking views, original coving, fireplaces, and high ceilings that create airy, spacious rooms. The principal bedroom enjoys a charming bay window with a window seat, ample fitted wardrobes, and a spacious en-suite bathroom.

Outside

Brockley Chase benefits from three distinct garden areas. At the rear are charming courtyard gardens, while at the front, a large lawn features a stunning magnolia tree and beautiful herbaceous borders alongside an attractive stone wall. A picturesque pergola and feature pond enhance the wisteria-clad front façade. The final garden area, previously a paddock, is predominantly lawn with specimen trees such as acers, a crab apple, and silver birch. Additionally, there is a vegetable garden with an adjacent greenhouse and a coppice area ideal for outdoor adventures or building a den.

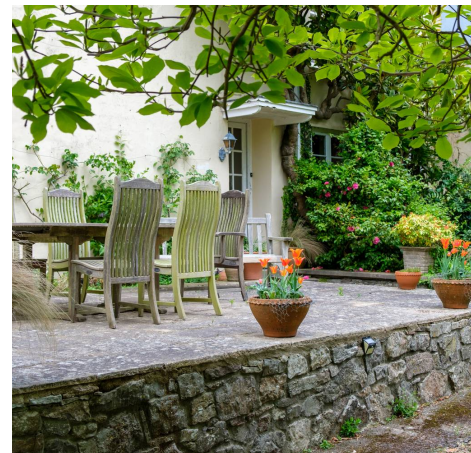
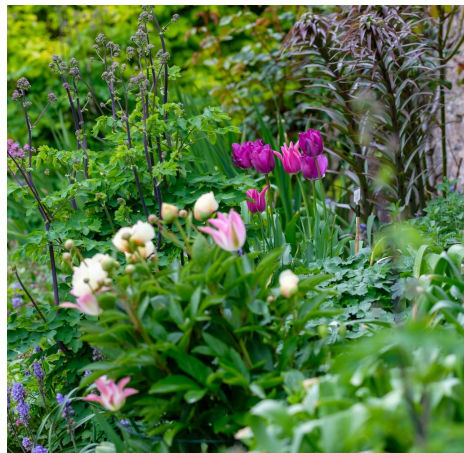


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Location

The village of Cleeve has a range of facilities including general store/newsagents, including a post office (opens Tuesday and Friday 9.00-12 noon) hairdressers, takeaway and restaurant and there is a thriving village community with a monthly village magazine. Cleeve village hall hosts various events and activities There is a primary school in Claverham and secondary schooling at the highly regarded Backwell school. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol airport (5.5 miles) mainline railway services at Yatton (3 miles), with journey times to London Paddington from 112 minutes. (All distances/times approx.)



Main Road, Cleeve, Bristol, BS49

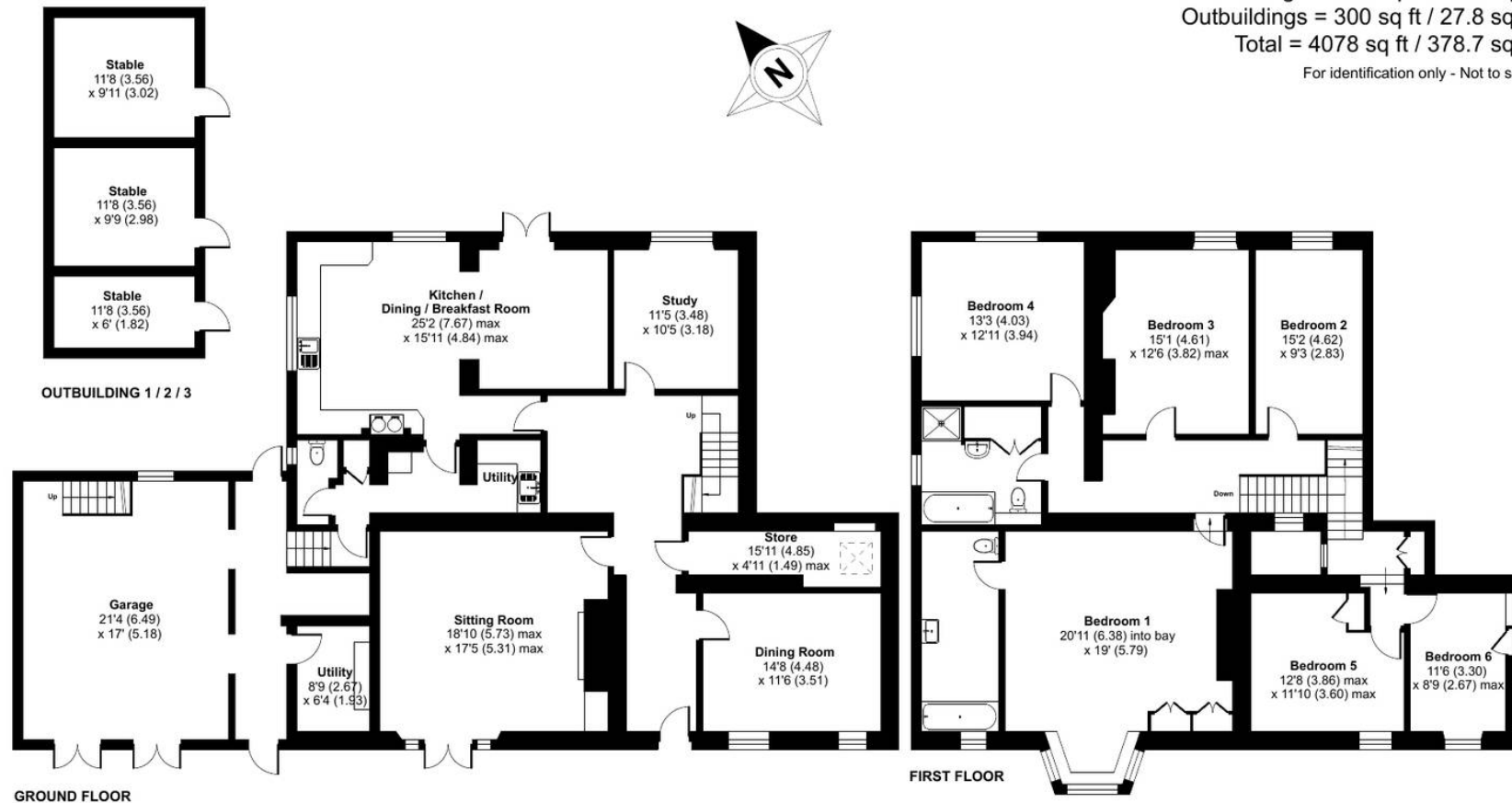
Approximate Area = 3416 sq ft / 317.3 sq m

Garage = 362 sq ft / 33.6 sq m

Outbuildings = 300 sq ft / 27.8 sq m

Total = 4078 sq ft / 378.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1285294

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