



FRIEZECROFT 47 GLOUCESTER ROAD,  
RUDGEWAY, BS35 3SF

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GOODMAN  
& LILLEY













# FRIEZECROFT 47 GLOUCESTER ROAD

## RUDGEWAY BS35 3SF

GUIDE PRICE  
£2,850,000

Approached via a private sweeping driveway and well hidden from the road 'Friezecroft' is an exceptional opportunity for those seeking a substantial family home (4,400 sq ft), which enjoys a beautiful contemporary feel and finish throughout, set within 9 acres of land with stable block and garaging within the grounds and boasting the most spectacular views across miles of open countryside, the Bristol channel and Severn bridges beyond.

The original property is believed to date back to c1630, but has been skillfully and substantially extended since then to create the masterpiece on offer today.

### Location

This fabulous home with awe inspiring views and sunsets is well hidden from the road yet perfectly placed for access to the motorway network, Cribbs Causeway and Bristol city centre. The bustling market town of Thornbury is within a 2 mile drive with an extensive range of shops, restaurants and pubs.

There is a good choice of both private and state schools in the area. The former include Tockington Manor, Silverhill, Westonbirt, Wycliffe and the various schools in Bristol such as Redmaids High, Clifton College and Badminton School.

Sporting venues include "The Wave" surf lake, championship golf courses, tennis clubs and many equestrian events including Badminton Horse Trials and Beaufort Polo grounds.

The main regional centre is Bristol, about 12 miles to the south, while the beautiful city of Bath, with its superb architecture, history and shops, is 18 miles via the M4. Cheltenham, Gloucester and Swindon are also within easy daily commuting distance. Communications are excellent. Junction 16 of the M5 is 3 miles drive. Bristol Parkway station is 6 miles, from which there is a direct fast rail services to London Paddington taking from 90 minutes and the Severn Crossing is just 3.7 miles. Bristol International Airport is 20 miles.

### Accommodation

#### Ground Floor

When entering the property you are greeted by a good 24ft drawing room which is part of the original home and still retains the original inglenook stone fireplace, now with inset wood burner and beamed ceilings. The room opens to a good sized boot room to the side and steps down into the vast extension which transforms the property into a huge open plan living space/kitchen (43ft across) flooded with light with bi-folding doors opening to the grounds directly beyond and enjoying the unbelievable views. The kitchen area is very well equipped with contemporary fittings, appliances and an impressive island unit. The large gallery landing overlooks the space from above and adds to the sociable aspects of the space. The room flows into the left hand wing of the property where there are two more reception rooms and an en-suite guest bedroom.

#### First Floor

Stairs lead up from the open plan living area to the aforementioned large gallery landing, which in turn provides access to a useful first floor laundry room with double butler sink and two large en-suite bedrooms, the master bedroom with a sizable dressing room and picture window to the rear with the outstanding views.

### Second Floor

The final two en-suite bedrooms will be found on the second floor.

### Grounds and Outbuildings

The grounds command the most magnificent views from the hill top location across the adjoining farm land to the parkland and arboretum of Tockington Manor School and the sweeping Severn bridge. Beyond this the Welsh Hills provide the perfect backdrop to the silhouetted Scots pines highlighted especially at sunset. On a clear day North Devon is visible to the south west. The grounds flow perfectly into a large paddock directly behind which has been left as a wildflower meadow and abut the vast open countryside beyond. A large sun terrace directly outside the back of the house stretches across the rear of the property and provides access to the outdoor heated and covered swimming pool & large neighbouring hot tub, which use solar power to heat them (with a gas boiler as back up) via the adjoining plant room. The plant room additionally features a power shower. The stable block currently has several uses, with a glass walled office commanding spectacular views, a garden store and stable. A gardeners WC is included in the outbuildings. This block was designed with the potential to be converted and is on mains utilities. The gardens feature several specimen trees.

A garage with double car port and paved and gravelled driveway provide many parking opportunities.



- Stunning Detached Period Family Home Dating Back To c1630
- Vastly & Skillfully Extended To Now Offer Over 4,400 sq ft Of Accommodation
- Five Large Bedrooms All With En-Suite
- c9 Acres Of Grounds & Farmland
- Awe Inspiring Views And Sunsets Across Miles Of Open Countryside, the Bristol Channel & Severn Crossing
- Detached Stables & Office With Potential To Converted To Granny Annexe or Air BnB
- Detached Garage with Double Car Port
- A Very Rare Oportunity To Acquire A Quite Magnificent Home With Land & Heated Outdoor Swimming Pool & Hot Tub
- Close To The M5, Cribbs Causeway, Bristol Parkway Train Station & Excellent Local Schools





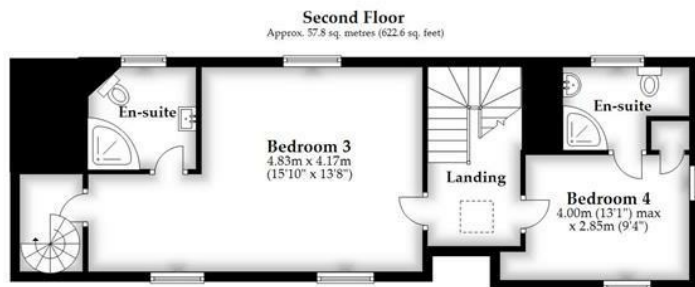
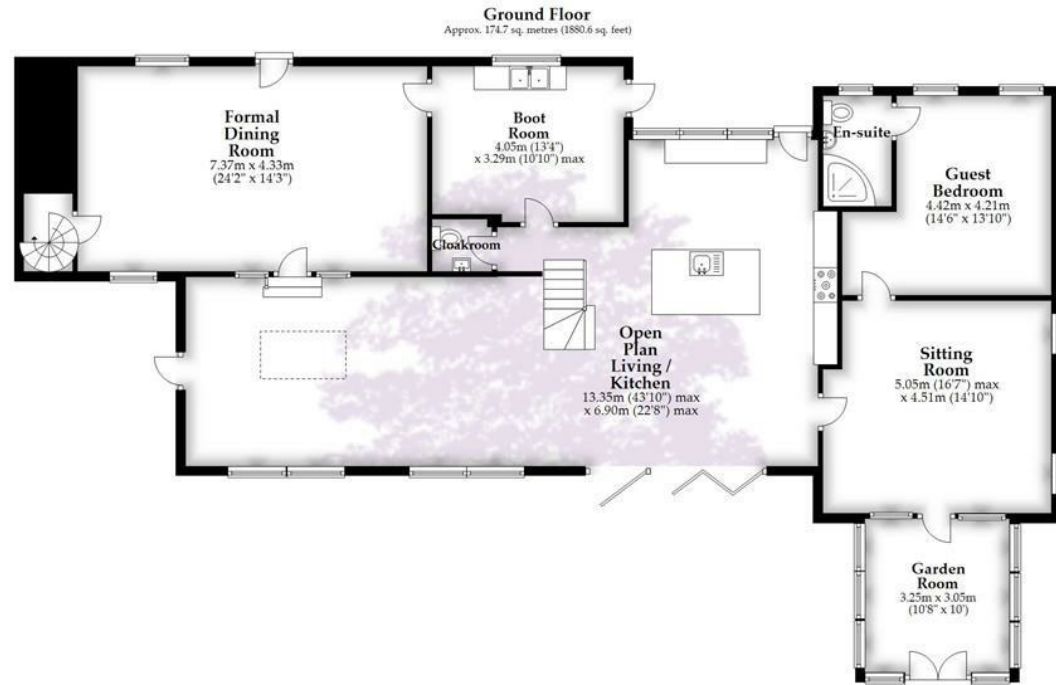
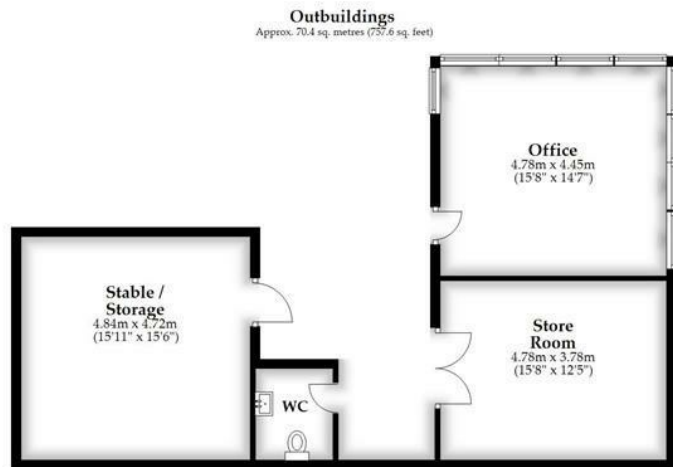




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Total area: approx. 409.8 sq. metres (4411.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.



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