



AN IMPRESSIVE MANOR HOUSE BUILT IN A TRADITIONAL STYLE THAT HAS UNDERGONE A COMPLETE RESTORATION AND RENOVATION BEING PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD

VALLEY BROOK ESTATE

2120 VALLEY BROOK ROAD | NASHVILLE, TENNESSEE 37215



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VALLEY BROOK ESTATE

GATED ESTATE WITH SPLENDID ENGLISH GARDENS



Valley Brook Estate is an in-town oasis of beauty and tranquility, reminiscent of Cheekwood.

This classic 1940s manor house has been expertly restored and updated, with British-influenced European design. Formal in style, but ultimately comfortable, the original architectural features were retained and the flow improved to enhance light and open space in the home.

The grounds have been transformed into spectacular English gardens that center around the pool and fountains and extend throughout the property to each of the two gated entrances.

An entertainer's dream, the estate's large, open rooms, expansive gourmet kitchen and endless terraces framed by the pool and lush gardens can easily accommodate an intimate dinner for 12 or reception for 300.

Located in a walkable community in the heart of Nashville, Valley Brook Estate provides convenience as well as beauty.



FEATURES

Offered at \$2,800,000

- 4 bedrooms, 4 full and 2 half baths
- 7,101 square feet
- 1.64 acres
- 3-car garage
- Private in-town estate
- Sizable dining room with hand-carved frieze
- Chef's kitchen, La Cornue range/cooker
- Expansive, beautifully designed owners suite
- 3 functioning, decorative fireplaces
- New double-paned custom windows
- Magnificent English gardens
- Large, deep-water, heated saline pool
- Stunning fountains and statuary
- Comprehensive alarm system
- Audio system throughout house & grounds
- 5 min. from Green Hills shopping
- 10 min. from downtown Nashville

www.ValleyBrookEstate.com



GROUNDS & GARDENS

- Gorgeous, mature English gardens accent a series of expansive terraces with Italian-inspired, wrought iron balustrades.
- A central feature of the garden is an extraordinary statue commissioned in England, titled "Spring has Sprung."
- The fully heated saltwater pool (36.7 x 15.6 ft.) is graced by an infinity edge fountain that flows from the upper terrace to the deep end of the pool.
- Terraced back grounds lead from the pool to a meandering stream, bordered by wildflowers.
- The grounds are completely fenced from the house to Valley Brook Road.
- Irrigation of the entire landscape is controlled by a sophisticated, fully automated system with rain sensor for customized watering.
- Discreet outdoor lighting throughout the grounds highlights the landscape for evening entertaining.

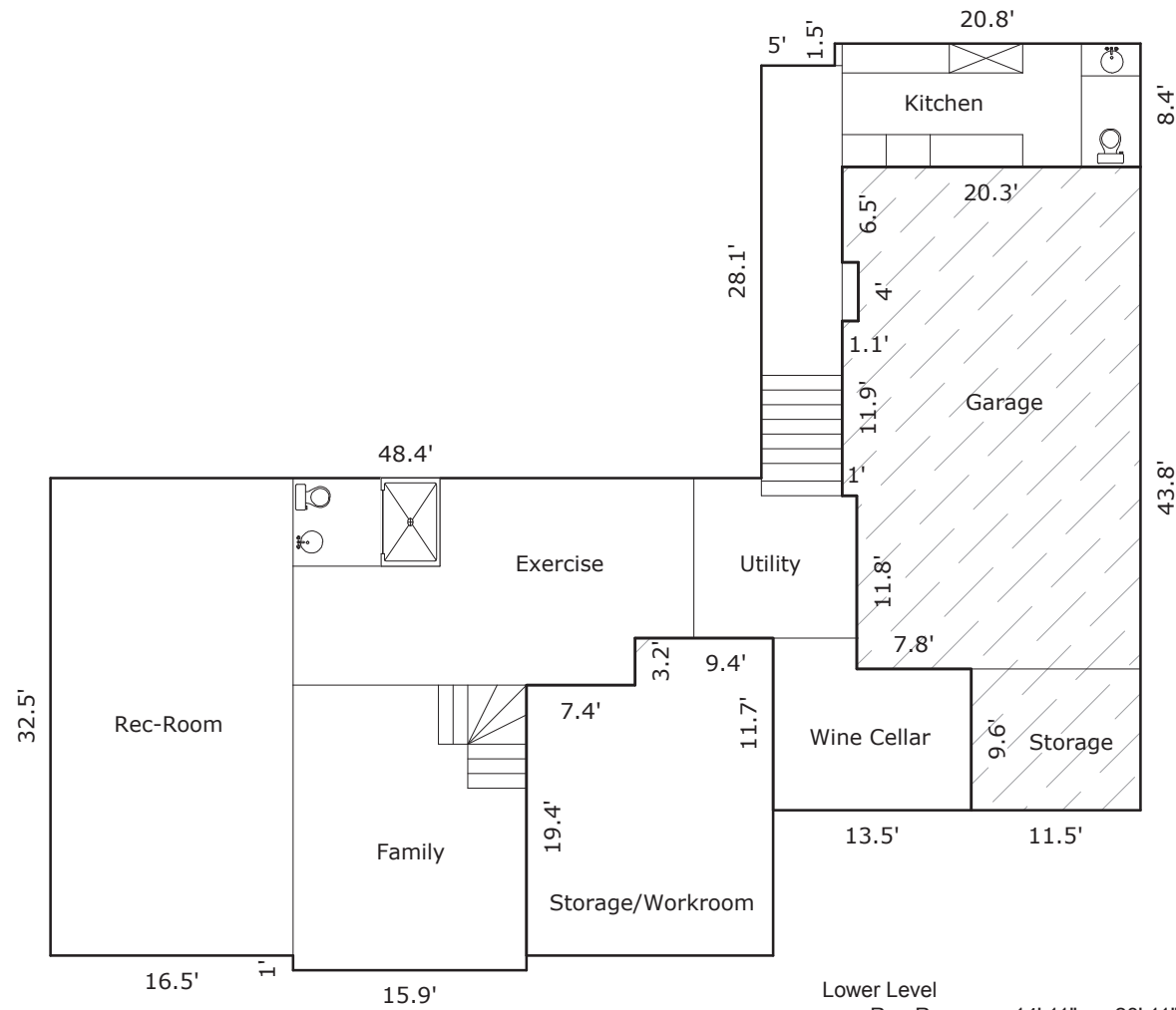
DUAL ENTRANCES & PARKING

- The estate features two entrances – one on Valley Brook Road and the other on Woodmont Boulevard – that lead you through perfectly landscaped grounds to the manor house.
- Wide, 12-ft. automated Liftmaster gates accommodate all vehicles and feature video monitoring.
- Gates can be controlled inside, at the gate and via app.
- Ample parking is provided for guests in two dedicated areas and along the main drive; in fact, the Valley Brook Road parking area is large enough for a family sport court.



VALLEY BROOK ESTATE FLOOR PLANS

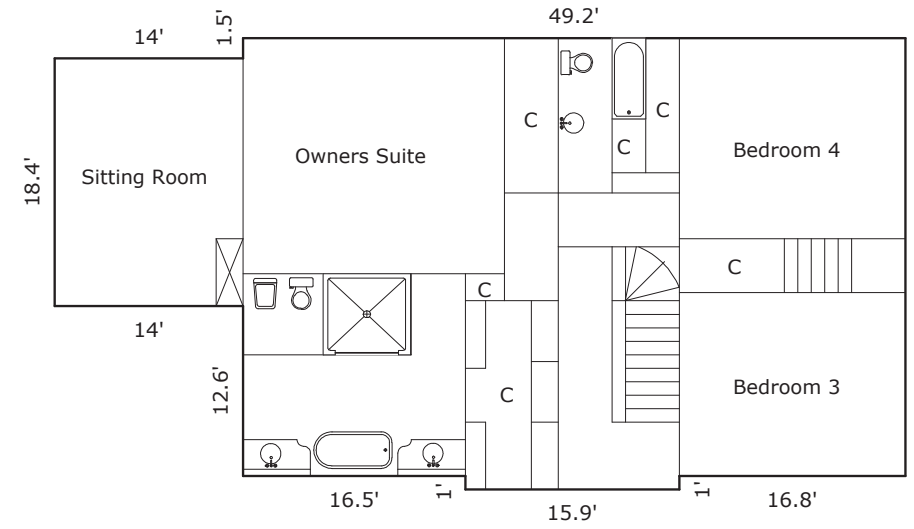
Lower Level	2147
Garage	<u>789</u>
	2936



Lower Level	
Rec-Room	14' 11" x 28' 11"
Family	13' 11" x 16' 9"
Exercise	14' 1" x 12' 7"
Kitchen	15' 3" x 6' 11"

VALLEY BROOK ESTATE FLOOR PLANS

Main Level	3082
Upper Level	<u>1872</u>
	4954



Upper Level	
Owners Suite	16' 2" x 15' 10"
Sitting Room	13' 5" x 16' 7"
Bedroom 3	16' 2" x 12' 7"
Bedroom 4	16' 2" x 14' 0"

Main Level	
Living Room	16' 0" x 30' 4"
Dining Room	16' 2" x 19' 9"
Great Room	19' 5" x 23' 3"
Kitchen	20' 1" x 17' 1"
Parlor	15' 0" x 14' 1"
Sun Room/Bar	12' 9" x 16' 6"
Bedroom 2	13' 5" x 9' 11"

