



Robin King | Estate Agents

## ORCHARD HOUSE, 2 TOWER HOUSE LANE, WRAXALL, BS48 1JP

**Sympathetically extended detached home, set in a plot of approaching half an acre**

**Well-proportioned accommodation of some 2,512sq ft, arranged over 3 floors**

**A beautiful blend of 1920's style and modern family layout**

**Sitting room with open fireplace**

**Spacious dining room**

**Sun room with glorious outlook**

**Kitchen/breakfast/family room**

**Utility room**

**Downstairs cloakroom**

**First floor with 4 double bedrooms, 1 ensuite, plus family bathroom**

**Second floor with a further double bedroom plus substantial storage room**

**Double and separate single garage plus stone outhouse**

**Superb mature rear garden with rural outlook**

**Close to Nailsea's excellent facilities and in easy reach of Bristol**

Rarely does an individual property of such charm and generous proportions set in a generous plot of approaching half an acre come to the market. If you are seeking a family home convenient to Bristol, yet away from the hustle and bustle of city life then Orchard House could become your haven. The property originates from the 1920's and has subsequently been extended to now form a family home perfectly in proportion to its outside space.

The front door leads into the welcoming hallway, then to the right is a well-proportioned sitting room, which has been extended, and has 2 windows to the front bringing in plenty of morning light. An attractive open fireplace has a tiled surround. This lovely family room opens through to the sun room with its wooden flooring and clad ceiling with a gorgeous outlook over the rear garden.

This room can also be accessed from the kitchen/breakfast/family room, perfect for today's way of living, with informal dining space and sitting area. The kitchen itself is well fitted with a range of units and space for a slot-in cooker and plumbing for a dishwasher. It would be a pleasure to stand at this kitchen sink and gaze over the rear garden and countryside beyond. A utility room is off the kitchen which houses the Worcester oil-fired boiler and has plumbing for a washing machine. A rear lobby has a downstairs cloakroom off.

The spacious dining room is off the hall and is perfect for more formal occasions.

Stairs lead from the hall to the first floor, where there are 4 double bedrooms, all with lovely views. The principal bedroom is to the rear and has a large ensuite bathroom. There is also a family bathroom and adjacent W.C.

To the second floor there is a 5<sup>th</sup> double bedroom which has a charming porthole window with rural views plus 2 Velux rooflights and across the landing is a large boarded roof space, which could be converted into a further bedroom if required.





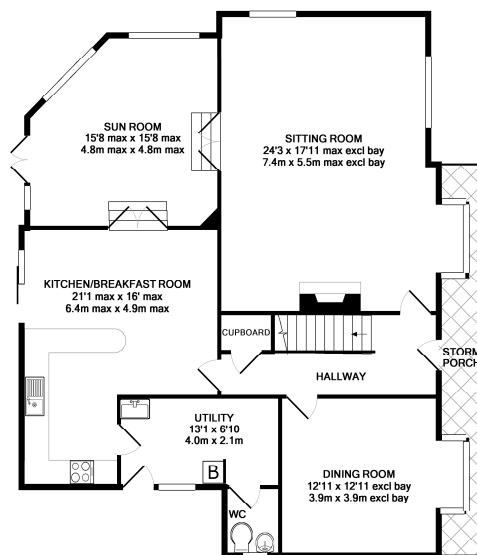
The outside space perfectly complements the property, with the overall plot measuring approaching half an acre. The driveway leads into the property and there is both an original single garage plus a separate, newer double garage which also has useful eaves storage. A sideways, where a storage outhouse sits leads to the rear garden, with extensive lawn and mature trees, hedging and shrubs.

Located in the highly regarded and beautiful Wraxall village, Tower House Lane is popular due to its quiet residential feel. Wraxall also has an active community including a large local pub, Tyntesfield (National Trust), Noahs Ark Zoo and beautiful church and offers excellent communication links to Clifton Village, about eight miles distant with a number of bars, boutiques, cafes and restaurants. A wider range of large convenience shops and supermarkets can be found in nearby Nailsea and there is easy access to the M5 motorway network, direct mainline railway access to London and Bristol Airport. There are good quality primary and secondary schools locally and a number of highly regarded private schools in the area including the Downs School, Wraxall and many well known private schools in Bristol.

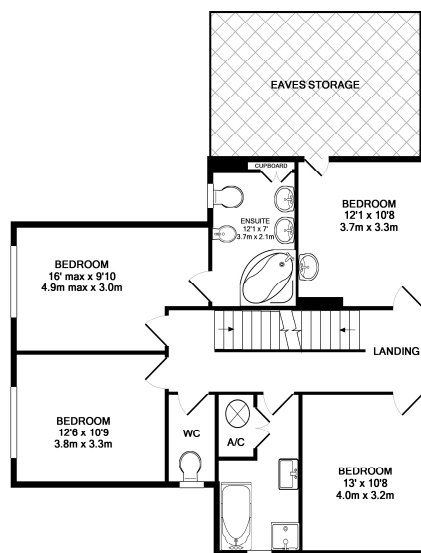


**Important Notice:**

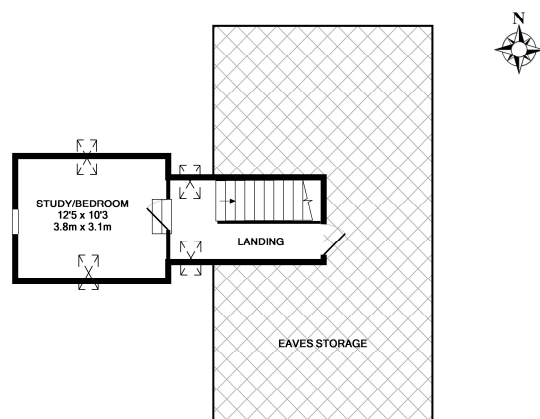
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2512 SQ.FT. (233.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2018

DIRECTIONS from Robin King's office proceed onto the A370 towards Bristol, through Cleve to Backwell. On entering the village, continue to the traffic lights and turn left on to Station Road. Continue past the station to the end and at the T-junction turn right, then straight over the mini-roundabouts. There is a layby to the left, where you will find the turning for Tower House Lane, with the property being shortly to the left hand side.

SERVICES – oil central heating, mains drainage.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,245.84 (2017/18) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

