



# Roseleigh Naish Hill, Clapton In Gordano, Bristol, Somerset BS20 7RS

Guide price £2,000,000

COMING SOON...

A magnificent and awe-inspiring 4/5 bedroom detached contemporary style family home, built by The Coyne Group to an exceptionally high level of specification.

Set behind automated entrance gates, Roseleigh occupies a commanding, elevated yet level plot of around 2.241 acres/ 0.907 hectares (to include an area of orchard/paddock land) with far reaching uninterrupted views across open farmland to the Severn Estuary and Welsh hills.

Built over two floors the generously proportioned accommodations (circa 3875 SQFT/ 360 SQM) has been cleverly arranged to capture the breathtaking outlook whilst also providing easy modern day family living. Careful consideration has been given to the choice of materials resulting in an extremely attractive finish to the contemporary design.

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-  4

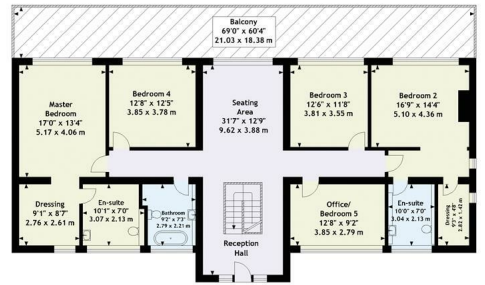


**Summary of Accomodation**

A magnificent and awe-inspiring 4/5 bedroom detached contemporary family home, built by The Coyne Group to an exceptionally high specification. Set behind automated entrance gates, Roseleigh occupies a commanding, elevated plot of around 2.241 acres with uninterrupted views across open farmland to the Severn Estuary and Welsh hills. Built over two floors the generously proportioned accommodation (circa 3875 sq ft) has been cleverly arranged to capture the breathtaking outlook whilst also providing easy modern day family living. The accommodation includes an impressive reception hall with floor to ceiling windows overlooking open countryside. A sunken central stairwell with glazed balustrade and brushed steel hand rail leads to the lower floor. Undoubtedly, one of the main features of the house is the magnificent 40ft open plan living/dining room with bi-folding doors providing a gloriously light and airy feel. The kitchen/ breakfast room opens onto a large paved patio. The sleek kitchen includes a central island, Quooker hot water tap, composite worktops and integral Neff up and over ovens and warming drawer. The utility room is adjacent as is the sizeable wine cellar complete with fridges. A walk in plant room houses a Worcester combination boiler supplying the under floor heating and hot water. Further benefits include a home cinema room and home gym. The upper floor accommodation includes a sumptuous master bedroom suite with en suite bathroom and walk in dressing room. There are a further four double bedrooms one enjoying an en suite bathroom and dressing room. All of the bedrooms enjoy unbroken and breath taking views with bi-folding/sliding doors that open onto a full width glazed balcony. A home office/study also provides flexibility for a fifth bedroom. A well appointed and tastefully tiled family bathroom is reached off the central hallway.

**Outside**  
Externally, the house sits in an overall plot of 2.2 acres. To the western boundary is an area of orchard/woodland accessible from the gardens. Automated entrance gates off Naish Hill open onto a bitumen driveway with turning circle. A detached double garage provides for generous parking and storage.

**Roseleigh House**  
Approx. Area 3875.00 Sq. Ft - 360.00 Sq. M  
(Total Area Does Not Include Garage)



Upper Floor



Garage

Ground Floor

For illustrative purposes only. Not to scale.  
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.  
Floor plan produced by Westcountry EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |