

Roseleigh

Clapton in Gordano, Bristol



Roseleigh, Naish Hill, Clapton in Gordano, Bristol, BS20 7RS

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.

Mileages *(Distances are approximate)*

Portishead – 1.6 miles; Clifton Village – 7.3 miles; Bristol Temple Meads Train Station (London Paddington in 90 minutes) – 9 miles; Bristol Airport – 9.3 miles; The Downs School – 2.7 miles; M5 (Junction 19) – 2.2 miles

Accommodation

Main House – Entrance hall, kitchen/diner, utility room, living/dining room, home cinema, home gym, wine store, cloakroom and plant/boiler room.

On the upper floor there is a reception hall and seating area, master bedroom with en suite and dressing room, second bedroom with en suite and dressing room, three further bedrooms and family bathrooms.

Outside

Detached garage with independent door and windows suitable for conversion (stpp)

In all about 2.248 acres



Description

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.

Location

The village of Clapton in Gordano is particularly well placed for commuting to Bristol. Apart from the many high street shops and restaurants at nearby Portishead the village itself has an active and popular pub, the Black Horse Inn. Gordano Secondary School and a number of primary schools together with The Downs Preparatory School at nearby Wraxall, Clifton College and Clifton High School all offer well regarded schooling.

There are a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate. For the commuter the M4/M5 motorway network is reached at Junction 19 of the M5. Clifton Village with its colourful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

Notable Features and Specification

Electrical; Low energy LED throughout, 4Kw PV solar Panel array, automated garage door controlled via wireless key fob transmitter, automated entrance gates (swing opening) controlled by wireless key fob, video intercom for automated gate control, low level lighting system and brushed stainless sockets and switch outlets with USB ports.

Bathroom Fittings; The bathrooms have been tastefully finished with the Laufen brand. Laufen are a company highly respected in sanitary products throughout the world. The modern and contemporary style bathroom fittings also include products from Alessi, Paloman, and Pro.

Home Network and WIFI; There are data points to each TV location, data points to hardwire a PC or laptop within the office/bed 5 plus extra points throughout the house and strong Wi-Fi signal in all rooms.

Entrance Gate and Garage Control; The vehicular entrance gates & garage door can be operated via the kitchen iPad and cordless home phone system.

Sky & TV Distribution; The house is cabled for Sky & digital Freeview signals.

Music System; The house has a SONOS wireless music system installed in the main areas. High quality ceiling speakers have been placed in the kitchen, living room, gym, master bedroom & en suite plus the first floor seating area. Within the kitchen & living room the system can be operated by voice commands via the Amazon Alexa devices.

Cinema Room; The cinema room has a 75" 4k Ultra HD Smart TV which is wall mounted, a blu-ray player, cabling for a dedicated Sky box plus a quality Harman Kardon soundbar & wireless sub woofer. The system is easily operated via an iPad control system.

CCTV & Intruder Alarm; Six HD dome cameras cover all aspects of the house & garden. Images are recorded & easily viewed. A Honeywell intruder alarm gives piece of mind with sensors across the property.

Services: Mains electricity and water, private drainage bio-degradable (septic tank)

A propane gas combination boiler provides the underfloor heating and hot water circulation.

A 10 year CRL backed build warranty is issued to the purchaser on legal completion.



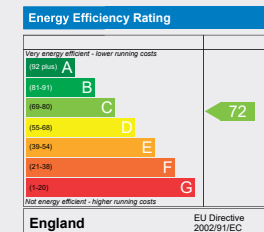


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Approximate gross internal area. Main house = 3,875 sq ft / 360.0 sq m (excluding garage).



Predictive EPC



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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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