



Fairbanks Clevedon Road, Wraxall, BS48 1PN
Guide Price £900,000

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Fairbanks Clevedon Road, Wraxall, BS48 1PN

A substantial and imposing detached family home, built in 1929, set in an elevated position with commanding views towards the Mendips and over the Somerset Countryside with the added bonus of a mature private Woodland to the rear. The property is set on a large plot (approximately 1/2 acre) with front lawn, ample parking and established rear garden with outhouse.

Viewing is highly recommended to fully appreciate this home. Call, Click or Come in and visit our experienced sales team 01172130777 / henleaze@goodmanlilley.co.uk

Local Authority: North Somerset Council

Services: Mains Water, Drainage and Electric

- Superb Five Bedroom Detached Home
- Far Reaching Views
- Private Woodland Area
- Large Plot With Extension Potential
- Detached Garage
- Ample Driveway Parking

Summary

This delightful property boasts well proportioned accommodation with cloakroom WC, living room, dining room, farmhouse style kitchen/breakfast room with newly extended adjacent utility/boot room to the ground floor and five bedrooms plus two bathrooms to the first floor.

Location

The village of Wraxall is particularly well placed for commuting to Bristol (being approximately 6.5 miles to the south west of the city). Local amenities include a Parish Church, primary school and a choice of Public Houses along with a choice of scenic walks on the network of local public footpaths. The M4/M5 motorways are easily reached at either Junction 19 or 20 of the M5 and Clifton Village, with its colourful range of shops, restaurants and boutiques is easily accessible via the world famous Clifton Suspension Bridge. The city centre can be accessed along the A370 and Bristol International Airport can be found within seven miles offering daily flights to Europe. Nearby Nailsea also offers a wide selection of high street shops, banks, restaurants, supermarkets and other amenities. Nailsea/Backwell station (within 2 1/2 miles) proves direct links to Bristol Temple Meads and London Paddington (circa 2 ¼ hours).The area is particularly well served for schooling in both the state and private sectors with most notably the village primary school of excellent repute and The Downs independent preparatory School. Clifton College and Clifton High Schools to name but a few are within approx. 6.5 miles travelling distance.

Nailsea - which has a good Waitrose supermarket and Tesco's is about 5 minutes by car, J19 of the M5 is 10 minutes. Clifton is also within 10 minutes. Closest bus stop is about 1/2 a mile away (opposite Noah's Ark Zoo). Nailsea is a good little town with range of banks, pharmacies and

Drs Surgery. Nailsea (2.4 miles), Nailsea and Backwell railway station (3.5 miles) with regular services to London Paddington (approximately 120 minutes), Portishead (3.9 miles), M5 motorway network at junction 19 (4.5 miles) and 20 (4 miles), Clifton Village (6.5 miles), Bristol City Centre (7 miles), Bristol Airport (7 miles) (All distances approximate)

Accommodation

Please see the floorplan for room measurements.

Approach

UPVC front door into hallway.

Entrance Hallway

Floorboarded, windows to front aspect, electrics and modern alarm system above uPVC door with further doors to:

Downstairs Cloakroom

Low level W.C, wash hand basin with storage unit below, tiled splash backs, Moroccan style flooring.

Living Room

Bay window to front aspect, wood burner, floorboarded, door to patio area, ceiling coving, picture rail and two modern radiators.

Dining Room

Bay with uPVC window to front, uPVC window to side, ceiling rows, picture rail and radiator.

Kitchen/Breakfast Room

A range of high and low level units with work surface over, ceramic sink and drainer with mixer tap over, space for range cooker with extractor hood over, space for dishwasher, space for fridge and freezer, space and plumbing for dishwasher, storage cupboards, two uPVC windows to side, door to the utility / boot room.

Utility / Boot Room

A recently built and well equipped room with a range of storage units with worktop, built in sink, space and plumbing for electrical appliances, skylight window, half glazed door to side leading to the gardens.

First Floor

Landing

Doors to bedrooms one, two, three, four, five and bathroom, access to the loft space and uPVC window to rear.

Bedroom One

Bay with uPVC window to front, built in wardrobes, picture rail, fantastic views across to Nailsea, radiator, door to en suite.

En Suite

With fitted shower, hand basin and WC.

Bedroom Two

uPVC window to front, picture rail, radiator

Bedroom Three

uPVC window to side, picture rail and radiator.

Bedroom Four

uPVC window to side, picture rail and radiator.

Bathroom

Freestanding bath, corner electric shower, low level W.C, wash hand basin, heated towel rail, tiled splash backs, down lighters, two uPVC windows to side

Bedroom Five

uPVC window to side, picture rail, built in wardrobe and radiator.

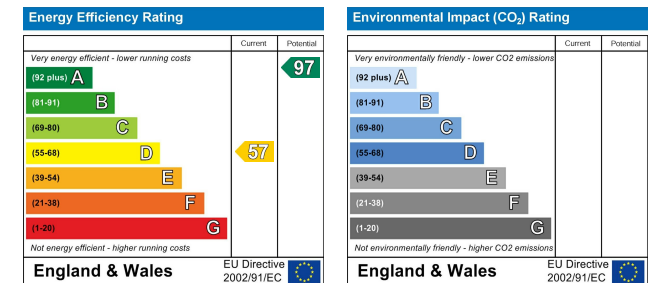
Outside

Front Garden

With a large lawn area having various bushes and shrubs to the border, ample driveway parking, steps going up to the front door, electric charging point and oil tank.

Rear Garden

Spectacular gardens, mainly laid to lawn, with a stone built retaining wall, levelled patio area with far reaching views, wooden store, brick built store with power and light, beyond the lawn area it goes up into woodland and into Bruin Woods, large patio area, various trees, bushes and shrubs to border.



Bristol

156 Henleaze Road, Henleaze

Bristol, BS9 4NB

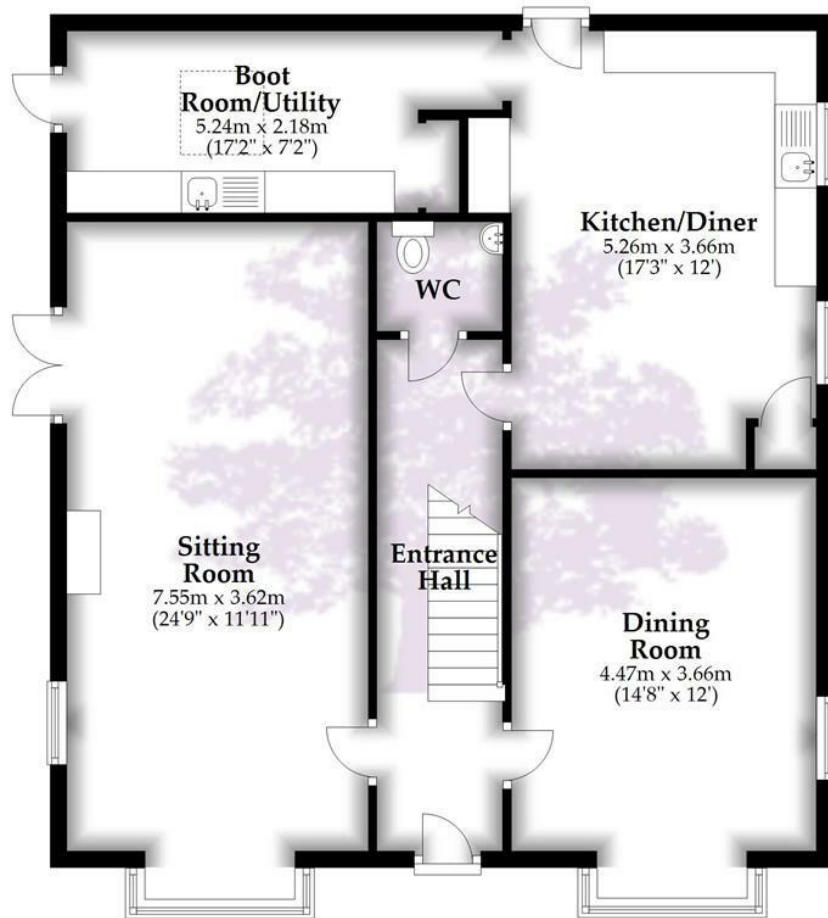
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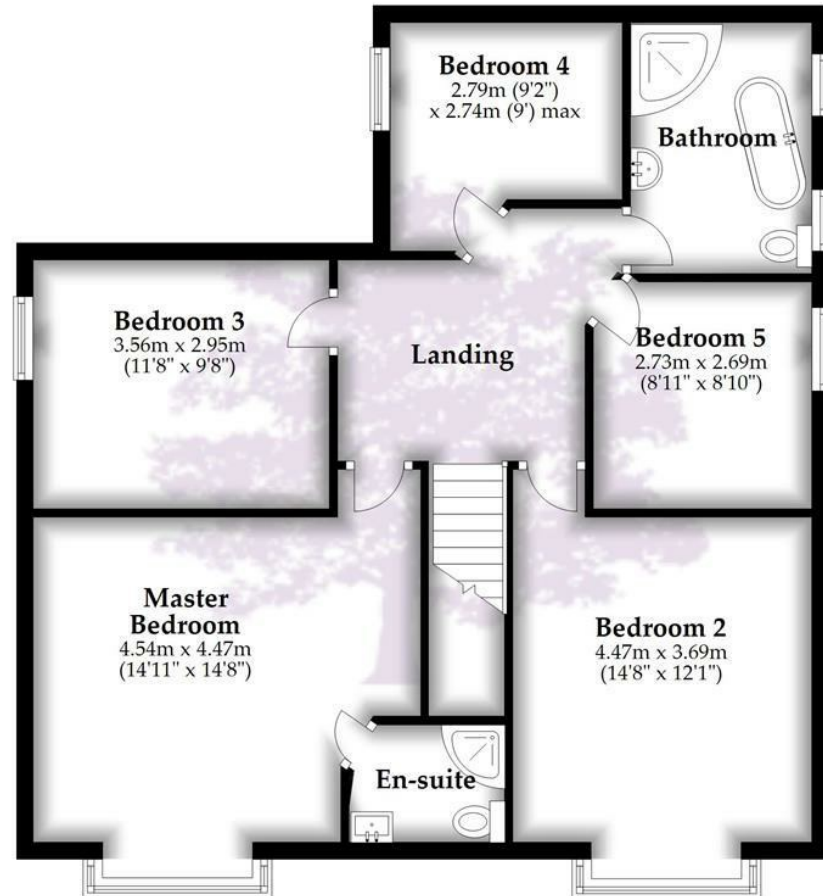
Ground Floor

Approx. 89.5 sq. metres (963.9 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 171.3 sq. metres (1843.5 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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