



6 LIME TREE GROVE,
HAM GREEN, BS20 0HG

GOODMAN
& LILLEY







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GUIDE PRICE

£1,000,000

A golden opportunity to acquire this stylishly and totally refurbished contemporary detached family home, situated in a private cul de sac position with great access to Bristol. Finished to the highest of standards and offered to the market with no chain.

We do anticipate a good degree of interest in this house so please do either... call, click or come in and visit our experienced sales team soon to arrange your viewing.

Local Authority: North Somerset Council

Location

The property is nestled in the hamlet of Ham Green which enjoys both an active cricket club and a local public house. Its close proximity to Bristol makes this a popular choice with commuting families as well as those looking to benefit from the North Somerset school system. There are good schools locally as well as the highly regarded independent schools within Bristol. Nearby, the village of Pill offers a range of convenience stores, and Clifton Village with its eclectic mix of bars and boutiques is accessible only some four miles away. Being on the cusp of the countryside there are liveryies and bridle paths in proximity as well as mountain bike trails and many country walks. For the commuter the A369, serves the M5 motorway network and Bristol City centre. There are excellent rail services available from Bristol Temple Meads and many destinations are available from Bristol Airport.

Accommodation

Please see the floorplan for room measurements and the layout

Ground Floor

Imaginative in design and providing significant and versatile family living areas of c32 x 22ft with a high quality fitted kitchen with a range of new integrated appliances and large island unit taking in the uninterrupted views over the superb rear garden via huge newly fitted sliding double glazed doors. The open plan living area provides a perfect

space to socialise with family and friends, while watching the children play safely in the landscaped garden. Further to this on the ground floor are two sizable reception rooms a generous utility room with downstairs cloakroom / WC, a home office, a high quality luxury shower room, and a good sized master bedroom with dressing room.

First Floor

To the first floor are the remaining four double bedrooms one of which has an en suite shower room, the high quality family bathroom and a large galleried landing with built in storage.

Home Gym

19'2 x 12'9

The property also offers a superb gym located in the rear garden that has to be seen to be fully appreciated.

Outside

To the front of the house can be found ample brick paved driveway parking with EV point. To the rear are superb landscaped gardens with extensive patio and lawn areas with a feature circular firepit,

Local Schooling

There are some excellent schools in the area including Clifton College, Clifton High School, Bristol Grammar School, Badminton, Queen Elizabeth Hospital School and the excellent nearby 'The Downs Preparatory School' just 2 miles away.

Travel Links

M5 Portishead motorway junction (2.5 miles)
Bristol Temple Meads (6.5 miles) and Bristol Parkway (12.4 miles)
Bristol Airport (10.3 miles)

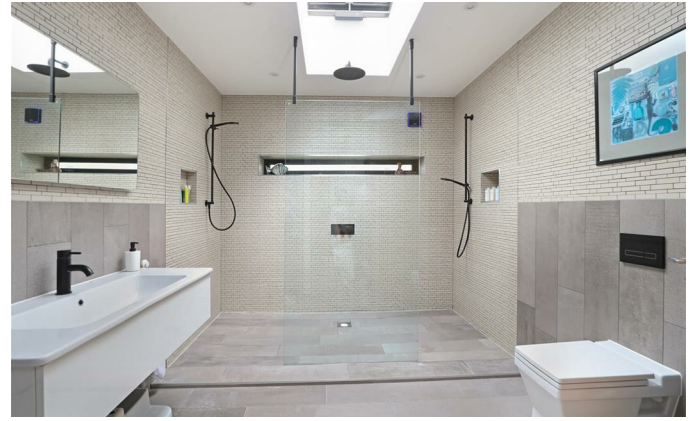
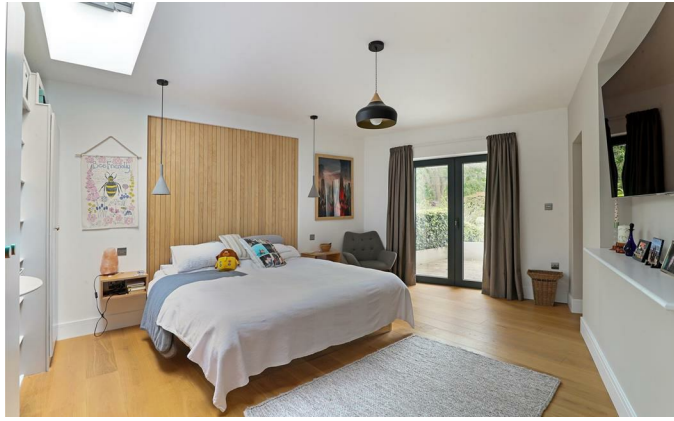
Leisure Facilities

A number of highly regarded golf courses can be found within just a miles radius, these include Bristol and Clifton Golf Club, Ashton Court Mansion Gold Club and Long Ashton Golf Club. Bristol has a number of sporting clubs including first class rugby, county cricket and championship football. Fishing is available on rivers Frome, Wye and Avon as well as Barrow Reservoir, Chew Valley and Blagdon Lakes. Walking – The area surrounding the property provides some great walks.



- Substantial Detached Contemporary Home
- High Quality Renovation Throughout To Exact Standards
- Five Double Bedrooms (Master With Stylish En-Suite)
- 32ft x 22ft Open Plan Modern Living Area With High Quality Kitchen With Sizable Island.
- Two Separate Reception Rooms
- Downstairs Fitted Utility / Cloakroom WC
- Landscaped Front & Rear Gardens
- Must Be Seen To Be Fully Appreciated
- Superb Separate Home Gym





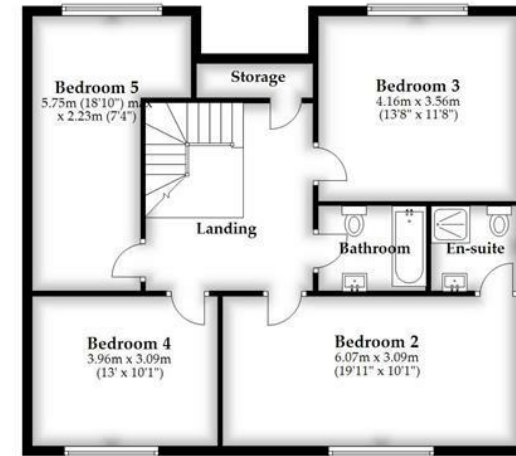
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Ground Floor
Approx. 203.7 sq. metres (2192.5 sq. feet)



First Floor
Approx. 85.8 sq. metres (923.2 sq. feet)



Total area: approx. 289.5 sq. metres (3115.7 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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