

FREEHOLD



House - Detached

# THE CAIRN STONEHENGE LANE, TICKENHAM, BS21 6SL

Price Guide

£1,050,000

## FEATURES

- Beautiful Location and Views.
- Four Double Bedrooms.
- Modern Fitted Kitchen.
- Gorgeous Terrace Patio.
- Located along a Private Road
- Three Reception Rooms.
- Three Bathrooms.
- Private Woodland.



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# 4 Bedroom House - Detached located in Tickenham

## Description

The Cairn benefits from its elevated southerly facing aspect, in a peaceful secluded setting with established trees lining the curtilage. The property comprises of the following:

Sitting Room : Dining Room : Kitchen : Breakfast Room : Utility Room : Feature Staircase : Four Bedrooms : Two Shower Rooms (One En-Suite) : Separate Bathroom : Large Double Garage : Garden Room : Greenhouse & Tool Shed : Sun Terrace & Lawned Gardens with mature Planting & Woodland, extending to over an acre.

Individually designed this detached family home has been created to fully appreciate its position. Set on the hillside and basking in the beautiful views that unfold along the valley below. The house is located along a privately owned road and is set against Tower House Woods, which is owned and managed by the Woodland Trust. Idyllic woodland walks are merely minutes away and footpaths lead down the hillside to the well known Jacklands Fishing Lakes. The house is beautifully presented in excellent condition throughout. The large sitting room and dining room each have French doors which open out into the Garden Room.

The grounds have been arranged to take full advantage of the views : a large paved terrace at the front of the house is directly accessed from the the breakfast room and is an ideal place to enjoy dinner with friends or just read a book or take in the scenery.

This is really a truly superb property set in beautiful gardens. At the back of the property is a delightful woodland area. (this could have potential for development subject to consents)

## Sitting Room

23'1" x 11'8"

Two large picture windows overlook the front garden with far reaching views. French doors open into the summer room. A recess in the free-standing chimney breast is currently used to house a large flat screen television. The room has hardwood strip flooring and recessed down lights.

## Dining Room

14'7" x 11'8"

A window looks out onto the rear garden and French doors open into the Summer Room. This room has matching hardwood strip flooring continuing through from the sitting room and also has recessed down lights.

## Kitchen

13'1" x 11'6"

A large picture window to the front gives views across the garden to the valley beyond. The modern kitchen has been fitted with cream gloss units and oak butcher's block style work surfaces, inset one and a half bowl stainless

steel sink unit with matching monobloc mixer tap. Spaces for an American fridge freezer and a range style cooker with ceramic hob. There is a ducted glass extractor canopy, integrated dishwasher and built-in microwave oven/grill. The kitchen opens onto the breakfast room.

## Breakfast Room

10'9" x 10'0"

French doors open onto a large terrace with stunning views. Matching laminate flooring continues through from the kitchen. A door leads to the utility room.

## Utility Room

10'11" x 7'10"

A large window to the rear looks towards the upper garden and private woodland area. Low level cupboard units with spaces for tumble drier and washing machine with laminate work surfaces over. An inset composite one and half bowl sink unit with monobloc mixer tap over. A floor-based oil fired condensing boiler supplies the thermostatically controlled hot water and central heating system.

## Study/Bedroom 4

10'9" x 9'6"

A window looks onto the rear garden area. There is a telephone point. Immediately adjacent to this room is a shower room.

## Shower Room

Arranged as a 'Wet Room' with modern fittings, including a fully tiled shower enclosure, with level access into the shower. There is a wall mounted electric shower, extractor light and glass shower screen. Low level W.C. and oval basin with monobloc mixer on a wooden base unit. Above the basin is a wall mirror with light. There are downlights and a heated towel rail.

## Master Bedroom

17'10" x 10'2"

Two windows overlook the rear garden and two to front give magnificent views over the garden to the valley and hills beyond. One whole wall is occupied by built-in mirror fronted and panelled door wardrobes and cupboards. There are downlights and a door to the en-suite shower room. Service access in ceiling.

## En-Suite Shower Room

8'7" x 6'5"

The window to the front gives magnificent views as in the master bedroom. The large fully tiled shower enclosure has sliding doors and an extractor light over. The shower panel includes body jets etc. There is a modern slim-line



W.C. Gloss white vanity unit with integral basin and mirror with two wall mounted lights. The room also has downlights and a heated towel rail.

#### Bedroom 2

11'3" x 8'11"

Two windows to the front give views across the garden to the hills beyond. There are downlights, a built-in wardrobe and dressing table with drawers/cupboard.

#### Bedroom 3

14'6" ( max) x 8'7"

Two windows overlook the rear garden. There are downlights and a large built-in double wardrobe with sliding doors.

#### Bathroom

The window to the front affords magnificent views across the garden to the hills beyond. Fitted cupboard units provide storage and house a concealed cistern W.C. and semi-recessed basin. A full sized whirlpool style bath is recessed into a fully tiled alcove with electric shower and extractor light over. There is a heated towel rail and downlights.

#### Garden Room

Fully insulated and lined timber outbuilding complete with power points and lighting. Side window and glazed doors onto a deck area with far reaching views.

#### Double Garage

Large double garage with Horman sectional door, power points and lighting.

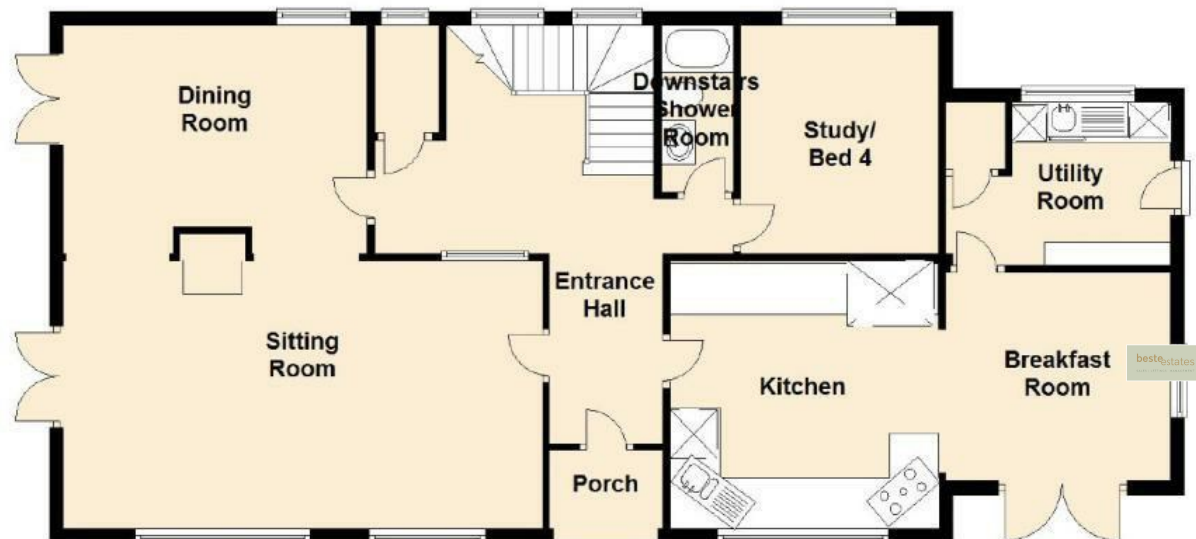
#### Location

Stonehenge Lane is conveniently situated for ease of access to a wide range of amenities. There are excellent schools, state and independent. For the former, Nailsea and Backwell include good secondary schools, Tickenham and Wraxall have excellent primary schools and there are notable independent schools in Clifton and Bristol. For the commuter there are good road links to Bristol's commercial centre. Rail links are available from Nailsea and Backwell train station and there is an extensive schedule of flights available from Bristol Airport



## Ground Floor

Approx. 110.3 sq. metres (1187.3 sq. feet)



## First Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 179.2 sq. metres (1929.2 sq. feet)

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Council Tax Band

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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>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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