



Sandbanks, 11 Hillside Road, Portishead, North Somerset, BS20 8EW

GUIDE PRICE £1,200,000

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PROPERTY OVERVIEW

A stunning, award-winning detached home with far reaching views over the estuary and far beyond. One of Portishead's most striking builds and winner of "Best Individual New Dwelling" at the 2021 North Somerset Building Excellence Awards, this home has become iconic with local residents and is certain to create a stir as it comes to the market for the first time. As the award would suggest, the home has been designed and constructed to the highest of standards and has a finish that must be seen to fully appreciated whilst the extensive accommodation meets the needs of the growing family with large open plan spaces, four double bedrooms, two en-suite shower rooms and a sizable plot.

The home is approached via an electronically operated gate that gives access onto a large, paved driveway which provides ample space for multiple vehicles to park safely whilst leading to the integral garage. The garage is access to the front via an electric up and over door and also gives access into the home via a courtesy door.

Composite steps rise from the driveway to the front door where the entrance hallway is found. There is an immediate feeling of both light and space which greets you as you enter the home which continues throughout each area. From the entrance level, a beautiful open plan living/dining and kitchen has to be one of the main features of this home as it offers an incredible outlook to the front of the nearby coastline from full width glazed bi-fold doors that give access out onto a stunning sun terrace. The room offers an incredible amount of space for both living and dining furniture and is a real "social hub" of the property, fitted with a high spec bespoke kitchen that includes an array of integrated appliances and breakfast bar for a more "informal" approach to dining.

Again, bi-fold doors open from here to the rear of the home giving access directly out onto the extensive rear garden and patio areas. Across the hallway, a second reception room is currently being used as a snug room but is versatile enough to have many uses.

The first floor landing gives access to four, large double bedrooms, two of which boast stunning en-suite shower rooms and feature a second large sun terrace and far reaching coastal views. On this level, a wonderful family bathroom can also be found that has been finished to a fantastically high standard serving the remaining two bedrooms which both enjoy the view of the rear garden.

The second floor has a large, light and extremely airy "loft room" which proves extremely useful and could easily be used in a multitude of ways. Today, the owners use this area as an occasional room for guests who love to enjoy the views to front elevation from the feature gable windows.

Externally, the rear garden has been cleverly designed to make the most of the space. With a large patio which immediately adjoins the home giving an incredible amount of space to enjoy the morning sun, the remaining raised sections is laid to lawn with a summer house positioned in an upper corner. Access to the front of the home is given via the side elevation.



KEY DETAILS

- An Award Winning Modern Home
- Stunning Contemporary Design
- High Quality Fixtures & Fittings Throughout
- Furniture Available for Negotiation
- Four Large Double Bedrooms
- Beautiful Open Plan/Living/Kitchen/Dining Room
- Large Sun Terrace

Guide Price: £1,200,000

Tenure: Freehold

Council Tax Band: G

Local Authority: North Somerset

Vendors Onward Position:

No Onward Chain

EPC: A

Viewing: By appointment only

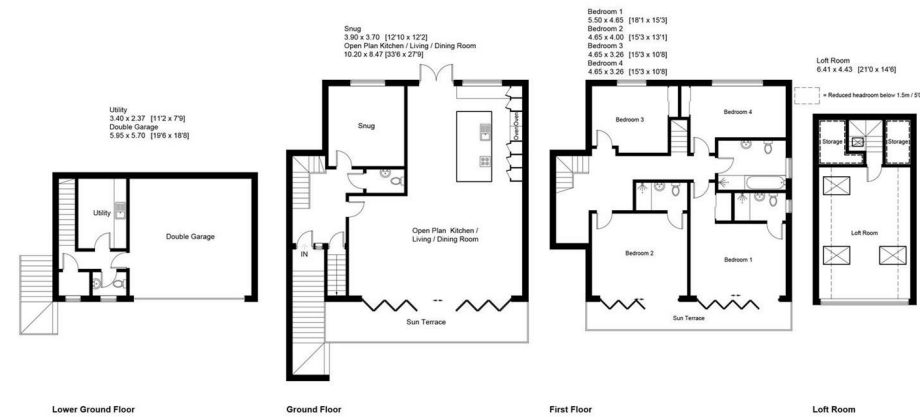


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Approximate Gross Internal Area = 300.2 sq m / 3231 sq ft
(Including Double Garage & Loft Room)



For illustrative purposes only. Not to scale. ID808874
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 EPC Provision

Black Nore Lighthouse

Nore Rd

Down Rd

WEST HILL

REDCLIFF BAY

Down Rd



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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