



An impressive 4 bedroom, 3 bathroom, 4 reception room, family home of more individual design set in an exclusive and highly desirable cul de sac that comprises five substantial properties built by a respected developer in this sought after location on the Nailsea – Wraxall borders.



Number One, The Oaks, Nailsea, North Somerset BS48 1AZ Offers in the region of £770,000 - Freehold

This remarkable family house, boasting 4 bedrooms, 3 bathrooms, and 4 inviting reception rooms, complemented by a secluded garden stands prominently within an esteemed cul de sac, where exclusivity meets elegance. This distinguished house, one of a select pair within this coveted close, epitomizes individuality in design and sits within a collection of five substantial properties meticulously crafted and since improved for the present owners who have created a home of character and exceptional space in an attractive non estate setting.

Originally constructed in the mid-1990s, the house exudes timeless charm, distinguished by its contrasting brick quoins, plinth, and a traditional herringbone brick panel adorning the gable. Beyond its very appealing exterior lies a meticulously designed interior, where four impeccably balanced reception areas including a welcoming family room with a lantern roof and a superb bespoke kitchen breakfast room and a utility room, grace the ground floor.

Ascending to the first floor reveals four very comfortable bedrooms, one currently laid out as a second study with the principal suite boasting a dressing area with fitted wardrobes and an en-suite shower room, while the second bedroom enjoys its own en-suite facilities. Throughout, the house is presented well and tastefully decorated, a testament to the discerning eye of its current owners, who have meticulously enhanced the property in recent years.



The secluded level garden.



The living room with a wood burning stove.



The dining area that flows to the kitchen and the family room



The Town:

Situated in an area synonymous with aspiration, this fine home is ideally positioned on the Nailsea - Wraxall border, with Nailsea town centre and Touts store offering local produce an easy stroll away. For families, nice schools including Golden Valley and St. Francis and Wraxall School lie within close proximity, ensuring convenience and accessibility with Nailsea and Backwell secondary schools also within easy reach.

Additionally, Nailsea benefits from excellent connectivity, with the vibrant city of Bristol just eight miles distant, accessible via the A370, the nearby M5 motorway (two junctions within 6 miles) and the mainline railway station at Backwell with direct trains to Bristol, Bath, Filton Abbey Wood and London Paddington. Bristol airport is just a twenty-minute drive away though, Nailsea does not suffer from any low-level commercial air traffic noise as we are somewhat north of the low-level flight paths.

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed.

A good range of amenities are available including large Tesco and Waitrose supermarkets. There are Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practises, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well-supported monthly farmers market and periodic food festivals too.

The House:

Stepping through the front door, one is greeted by an attractive reception hall with walnut finish flooring. The ground floor unfolds seamlessly, with each room having its own distinctive charm, from the refined living room with its fireplace and wood burner, to the inviting open plan dining room that leads to both the kitchen and the family room, a superb addition to the original accommodation complete with a lantern roof and a very pleasing double aspect over the garden. The kitchen breakfast room that is fully equipped with a range of good quality built in appliances and an excellent selection of cabinets. There is an adjoining utility room, and off the hall a cloakroom and a study completing the ground floor inventory of rooms.

Heading to the first floor via a graceful staircase, you will discover a sanctuary of comfort. From the opulent principal bedroom suite, complete with dressing room and en-suite shower room, to the inviting secondary bedrooms, every space has been thoughtfully designed to cater to the needs of a discerning family and the layout includes a second en suite shower room off bedroom two together with a family bathroom off the landing.



The Principal Bedroom and below the En suite off the dressing area.





Outside:

The front garden has been designed and landscaped for low maintenance, featuring a broad block paved drive flanked by selected shrubs that provide some colour. The attached **Garage** has a remoted control door, lighting, power, a side entrance, and additional loft area storage space.

Adjacent to the property, the side garden is defined by a tastefully curved low wall and is predominantly laid to gravel with a pathway and gate leading to the private rear garden.

An established Beech hedge and fencing ensures seclusion and the rear garden, which is primarily composed of a level lawn surrounded by further timber screen selection of productive fruit trees. Directly accessible from both the kitchen-utility room and the family room a sheltered patio links the house to the open Garden Room that is a further feature taking living space outside.

Photographs: See more photographs at www.hbe.co.uk

Our London Property Exhibitions: See this property featured at our next exhibition at our The London Hilton. Call 01275 810030 for details.

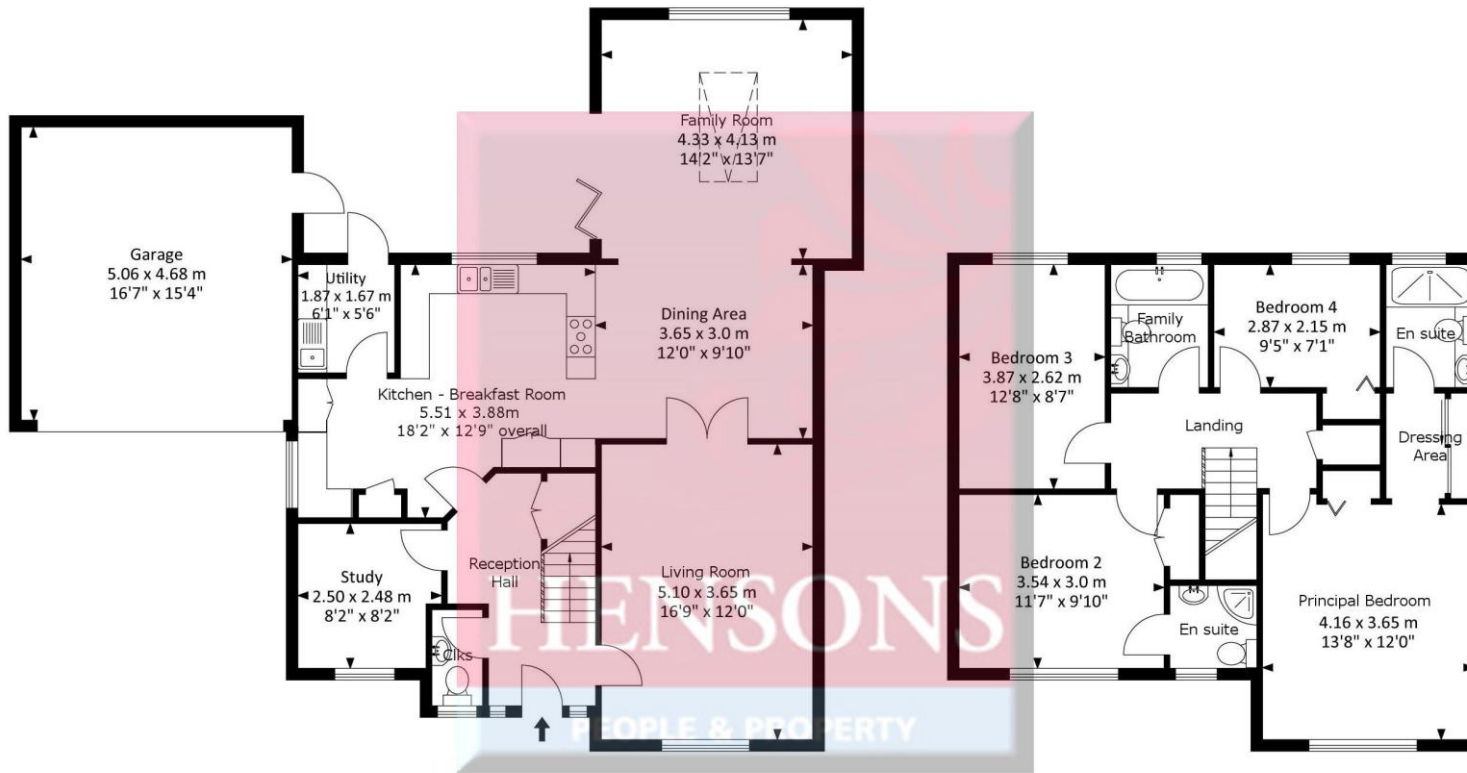
Energy Performance: The house has been rated at band at a good C-72 for energy efficiency. The full energy performance certificate is available on request at info@hbe.co.uk

Services & Outgoings: All mains services are connected. Telephone at present connected. Full gas fired central heating through radiators. Double glazing. Low energy lighting throughout. High speed broadband and Superfast broadband. Council Tax Band F

Construction: The house is traditionally constructed and therefore fully mortgageable.

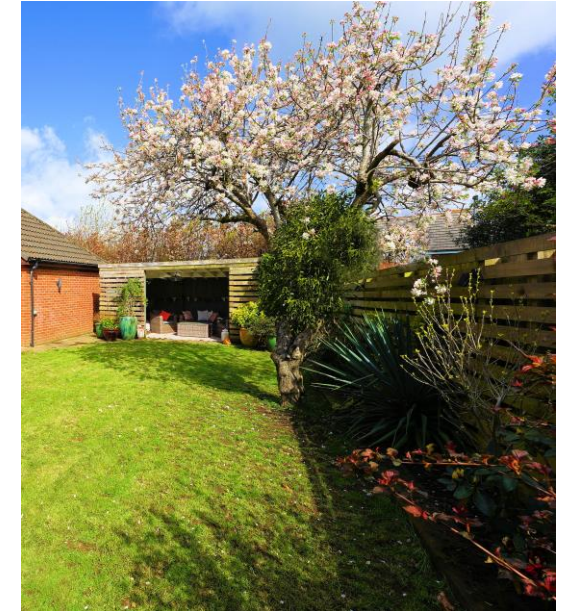
Mortgages & Finance: There is a bewildering array of funding options for this property and an even more bewildering choice of Mortgages if that is indeed your preferred funding option. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) at Hensons who will arrange this for you.





Ground Floor

First Floor



Viewing: By appointment with Hensons. Telephone 01275 810030.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2024



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

