



A unique 4 bedroom family house offering flexible and remarkably spacious accommodation standing well back in this sought after avenue with a private south facing rear garden.

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PEOPLE & PROPERTY



## Meadside, 20 Meadway Avenue, North Somerset BS48 2DU

### Guide Price of £525,000 - £620,000 - Freehold

This extraordinary family home is sure to surprise all who visit given the flexibility of the layout and the extent of the accommodation offered. There is the joy of a light, airy design that includes 3 - 4 reception rooms, 4 bedrooms with the principal bedroom having a dressing room and bathroom ensuite the added advantage of a ground floor bedroom or large study, or both as a combined guest room – study if required.

The house was originally built around 1950 by a prominent local farming family for a family member and in those days, it stood alone beside a meadow (hence the house name) belonging to nearby historic Mizzymead Farm, long before Meadway Avenue was created and perhaps named as the way to Meadside as this is the oldest house here. When the farmers son ultimately moved to the farmhouse, Meadside was then used as a convalescent home for a period before becoming a private house. Then as Nailsea grew Meadway Avenue was developed and the property was joined here by a series of good quality detached homes and premium semi detached houses that have become highly desirable due to the overall feeling of space and the extremely convenient setting that is well placed for the town centre without being troubled by busy roads.

Nailsea is the smallest of the North Somerset towns but the most conveniently placed for Bristol with the easiest access to the city which is just 8 miles away. This area of the town is extremely sought after and benefits from easy access to nearby Golden Valley School (OFSTED outstanding), St. Francis School, Kingshill Church School and closer still Nailsea School. The town centre with a wide range of amenities that include nationally known and independent shops together with large Waitrose and Tesco supermarkets is barely a 5-minute walk



away. Monthly farmers markets in the High Street and food festivals are further attractions, while there are two health centres, dental practices, a leisure centre and a gym and a pedestrianised shopping development. In addition, there are parks, cafes, coffee shops, pubs and restaurants including the highly acclaimed White Truffle restaurant in the High Street and all are within easy walking distance.

For the commuter Nailsea offers good road connections to Bristol and the M5 with two junctions of the M5 less than 10 minutes' drive away. In addition, a main line rail connection between Nailsea and Backwell offers local and Intercity services with direct trains to Bristol, Bath, Filton Abbey-Wood and London-Paddington. Bristol can also be accessed via the Sustrans Cycle Network with a good cycle route to the city.



**The Accommodation:** The property is approached via long driveway and the front door leads into a very inviting bright, sunny reception hall with cloakroom off and a staircase rising to the part galleried landing above.

The living room is arranged to overlook and open to the south facing private garden at the rear. A fireplace adds a further focal point, and this large room is bathed in natural light with a double aspect.

Following along the hall the next room may be used as a sitting room or study or a ground floor double bedroom with a feature Claygate style fireplace a style of fire surround that is relatively rare in this part of the world.



Next there is a dining room that is well proportioned and faces west "as good dining rooms should". The dining room is set next to the excellent double aspect kitchen with obvious potential to combine the two to form a large open plan kitchen diner if preferred.

The kitchen does have space to breakfast, while a full range of solid traditional oak front cabinets provide good storage with an integrated double oven-grill and an inset gas hob with a concealed extractor above, an integrated fridge freezer and space for a dishwasher.

A feature glazed door opens from the kitchen to a utility room with space for a washing machine, additional storage cupboards, a wall mounted modern gas fired central heating boiler and a door to outside.







Taking the stairs to the first floor brings you to a very airy part galleried landing with a built-in double linen cupboard and a hatch allowing access to the partially boarded loft space.

The landing is illuminated by a large picture window over the stairwell and doors lead to the bedrooms and to the family bathroom that includes a bath with shower over.

The spacious principal bedroom has wall to wall built-in wardrobes and a doorway through to a dressing room that is currently used as a study with full bathroom complete with a Jacuzzi bath en suite.

The two remaining bedrooms are very comfortable double rooms and both are equally light which is very much a theme at Meadside.



We will be very pleased to make arrangements for you to view this charming home so that you can enjoy the very warm feeling that the house gives us and see why the present owner has been very happy here for so long.



By visiting you will also be able to appreciate the full extent of the accommodation and the garden.

**Outside:** The pretty garden at the front is mainly laid to lawn with mature shrubs and small trees together with lovely herbaceous borders.



The drive adds to the feeling of space and the attached **Garage** has light, power, and leads at the side to enclosed space in between the house and garage, that can be described as an Orangery and is used as a propagation area.

The rear garden can certainly be described as a garden of two halves. Near to the house is a lovely, decked area, perfect for taking in the sun from early morning until late in the day. Beyond there is an area of lawn and then lower garden, entered via pretty trellised archways houses a greenhouse and timber garden sheds with the whole garden well screened to the rear by a series of mature trees.

**Construction:** The house is understood to be traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

**Mortgages & Finance:** There are a bewildering array of funding options for this house 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) in the office who will arrange this for you.

**Services & Outgoings:** All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via cable. Cable TV services are also available in the close. Council Tax Band E.

**Energy Performance:** The house has a good rating of D-61 for energy efficiency, which is well above the national average for England and Wales. The full certificate is available on request by email from [info@hbe.co.uk](mailto:info@hbe.co.uk)

**Photographs:** See more images on our website at [www.hbe.co.uk](http://www.hbe.co.uk)

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