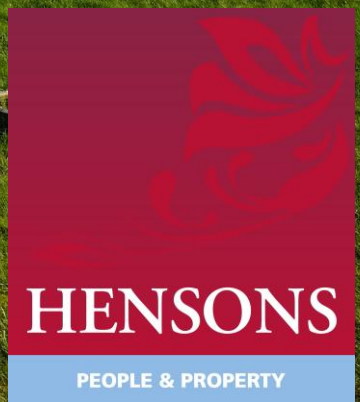


An exceptionally spacious almost 2,300 sq.ft.
4 bedroom, 4 reception room, 3 bathroom family
home in Backwell with a stunning open plan
kitchen diner and tremendously flexible
accommodation.



8 St. Margarets Close, Backwell, North Somerset, BS48 3JD

£995,000 – Freehold

The House and Gardens

An exceptional large family home of considerable charm that has been creatively enlarged to offer particularly attractive and very spacious accommodation with fabulous contemporary elements such as a superb open plan kitchen diner family room measuring 29'10" x 13'5" (9.09 x 4.09m) complete with an island, integrated appliances and bespoke cabinetry. The room enjoys a triple aspect and flows out to the garden and here along with so many areas of the house the thoughtful design and attention to detail is so readily demonstrated with shaped work surfaces.

A third reception room, a music room, leads off the living room and then on to the sitting room with a delightful double aspect having bifold doors to the patio and garden, a lantern roof and a cylinder wood burner as the perfect addition. An excellent study also opens to the gardens at the rear for some welcome computer screen relief, while the lovely more traditional feeling living room with a period fireplace opens to a unique area of private garden and another terrace that enjoys sunshine until the very end of the day.

The ground floor living space is completed by a cloakroom – WC off the reception hall (where there is good bespoke storage), a pantry and a great utility room off the kitchen.



Up the stairs to the left, you will find the children and guest bedrooms together with their bathrooms. To the right you take in the delights of the cosy principal bedroom with its long drop windows allowing a more open outlook to the front and to the rear across the village as far as the wooded hillsides of Wraxall and Failand framing the spires of Tyntesfield, a view that the present owners love and will miss.

The principal bedroom suite includes an ample dressing room and a shower room en suite that is well appointed and in keeping with the family bathrooms.

The house stands in level gardens which are a further feature.

Most front gardens are bland affairs but not here at number eight. The gardens are divided into various 'rooms' with an arbour that draws the eye from a secluded sunny terrace out along the length of an expansive lawn to a series of shrubs that screen the house from the head of the cul de sac that the property sits well back from.

There is space enough for a large garden shed, while a green house is protected away at the side of the house. The shed that is perfect for storing the garden furniture and the nearby terrace directly adjoins the main living room with glazing and virtual full height matching doors that invite you outside.

The rear gardens are nicely private and mature with further level lawn and an extensive paved patio adjoining the back of the house. The patio broadens to one side and follows around the house to a gate returning to the front. A path leads across the garden to a sun drenched, arbour sheltered terrace and outdoor dining space perfect for barbecues or just enjoying the summer evening sunshine.

The location is excellent too with the wide range of village amenities all arranged within easy walking distance including the cafes and village shops. Good schools for all ages are located in the village, together with a good variety of pubs and sports clubs. A doctor's surgery, dentists and a pharmacy are also nearby. The station offers local and intercity services including direct trains to Bristol, Bath, Taunton, Exeter and London-Paddington.

For the commuter bus, cycle and road routes are well established to Bristol which is just 8 miles away. The station is a huge asset and the airport is within easy reach but low-level air traffic is not an issue as we are away from entry and exit flight paths.

Nailsea is just a short drive away offering large Tesco and Waitrose supermarkets. It also hosts a monthly farmers market and there are several cafés, restaurants and takeaways

Summary

It is evident that so many details of this lovely family house have been carefully thought out as the house has evolved and it is only due to a relocation out of the immediate area that the owners are finally willing to give up their long-term treasured home for the next lucky owners to enjoy for another generation.



Services & Outgoings:

Mains water, drainage and electricity are connected. Gas central heating with a high efficiency boiler. Full double glazing. High-speed ADSL and superfast Fibreoptic broadband are available with download speeds up to 1 Gb or better via cable/fibre. Cable TV services are also available. Owned outright photovoltaic Solar Panels.

Energy Performance:

The property has an excellent energy rating of C-79 which is very good for a large, detached house. The full certificate is available on request by email to info@hbe.co.uk

Owned outright photovoltaic Solar Panels.

Council Tax Rating Band G

Photographs:

See more larger images at www.hbe.co.uk Please note some property websites and web browsers reduce photo quality to aid loading speed for mobile devices this can cause images to appear slightly fuzzy.

Our London Property Exhibitions:

See this property featured at our next exhibition in London. Tel. 01275 810030 for details.

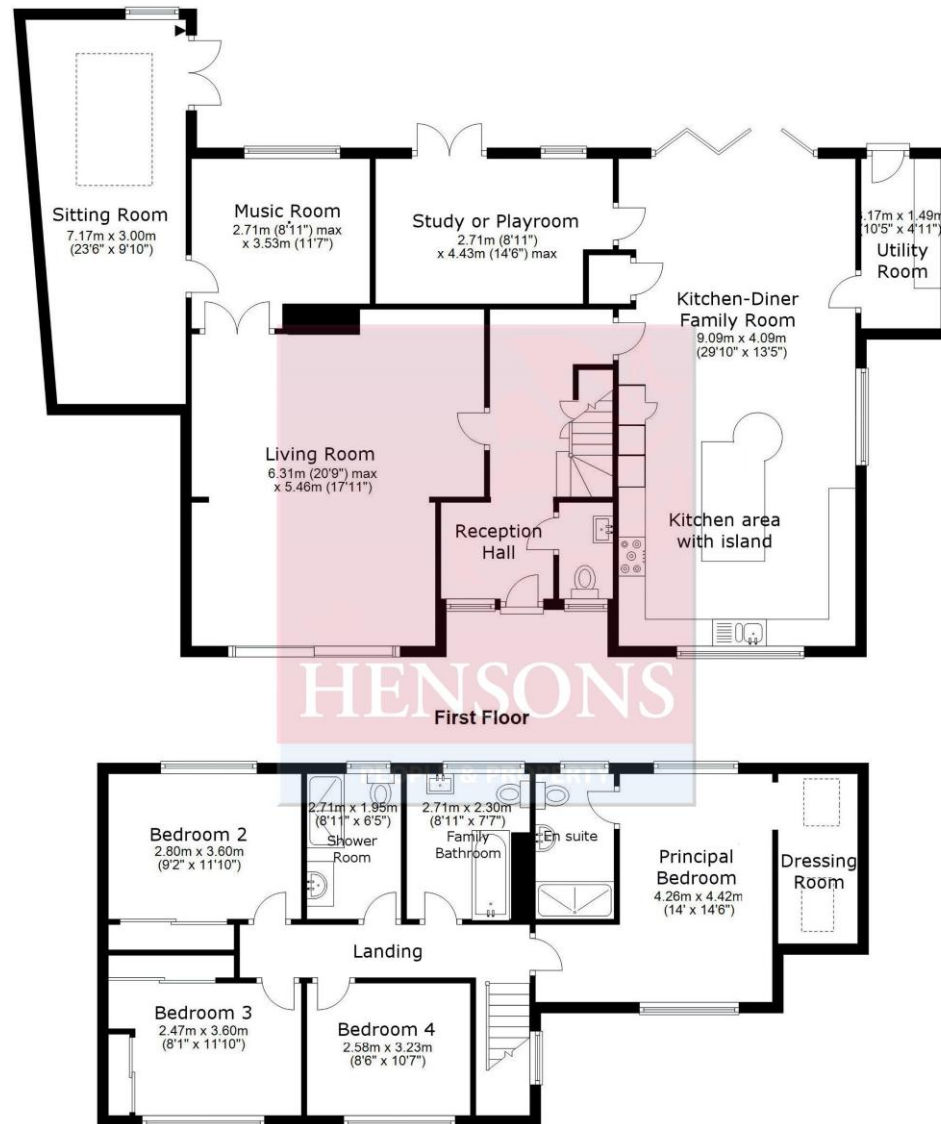
VIEWING:

Only by appointment with the Sole Agents: 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. Any drone photographs used 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 2025







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