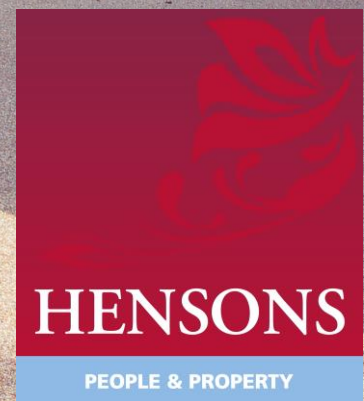


A fabulous individual family home offering extensive, highly energy efficient smart accommodation in a secluded but not isolated setting.



Chestnut House, Nailsea, North Somerset BS48 4NQ

Guide Price £1,195,000 - Freehold

An exceptional individual contemporary 'smart home' offering fabulous, highly energy efficient accommodation standing in a private but not isolated setting at the head of its own private lane on the edge of the 'old village' of Nailsea within easy reach of local amenities, the Cricket Club and junior schools. The house offers over 255sq.m (2,750sq.ft) of floor space with a selection of outbuildings including a large double garage, a cabin – workshop and a storage building amounting to about 43sq.m (462sq.ft.).

The level gardens that frame the house are extensive, but easily managed and have matured nicely since the house was built in 2006. The property was first owned by a respected local developer who commissioned the design and occupied the house until 2012 when Hensons sold the house last. Since that time, the accommodation has been further updated and improved with the most recent enhancements having included a new boiler, dedicated fibre broadband, additional insulation and the sophisticated 'app' controlled smart home installation that controls the under-floor heating in multi zones, effectively room by room, the lighting, blinds, the gates, the doorbell system, bathroom fans, towel rail radiators and potentially much more.

The accommodation flows beautifully and is light and tremendously spacious with all main rooms arranged to take advantage of the warm south facing position. The decoration is very neutral, and the house presents well with a high standard of fitment throughout.



The Accommodation:

An open porch shelters the front door that opens to a vestibule that in turn leads to the stunning reception hall.

The absolute feature of the hall is a contemporary take on a French two way staircase illuminated from mezzanine level by an oriel window that overlooks the main area of the garden.

The clean lines of the house remain uncluttered without radiators. There is under floor heating giving an even temperature throughout and much of the ground floor has genuine oak flooring.

The double aspect sitting room is currently arranged as two distinct zones, one for TV viewing and the other as a play space. Discreet cabinets conceal the whole house Sonos Audio control and a subwoofer. French doors lead out to a terrace and the lawns and a bay window and further broad window overlook the forecourt.

Following the symmetry of the layout, the dining room on the opposing side of the hall also has a bay window and offers great entertaining space, but is also very social being open to the kitchen breakfast room.

The kitchen breakfast room enjoys a triple aspect with French doors leading out to the terrace and lawn. The fitted cabinets are set beneath extensive granite work surfaces with a central island. There is full suite of integrated appliances including a pair of Fisher Paykel dishwashers, twin ovens, a pair of wine coolers and two warming drawers. A deep recess has been designed to accommodate an American style fridge freezer and the hob is set in the island.

A useful utility room is adjacent to the kitchen and then on the far side of the hall there is a well proportioned study.

On the first floor a long gallery is a further unique feature and the bedrooms that lead off are all extremely comfortable double rooms with two having shower rooms en suite and balconies too.

The final room on the first floor is the remarkable family bathroom that has twin basins, a WC, a modern rolled edge freestanding bath and a specially commissioned 3.9m (13') multi jet shower enclosure.



Outside:

The house stands over 70m (230ft) back from St. Marys Grove and is almost invisible from the road. The private lane that serves this house and the cottage to the left is owned by Chestnut House with a formal shared maintenance agreement.

The lane arrives at a pair of automatic gates, remote and “app” controlled that open to an attractive resin sealed gravel forecourt and drive that provides parking for numerous cars and leads off to the right arriving at a detached **Double Garage** with lighting, power and a remote control motorised door.

A greenhouse with automatic ventilation is attached to the garage and a gravelled courtyard area past the garage accommodates a substantial double skin timber cabin style studio or workshop, (or potential office at home), together with a further open front outbuilding that is ideal for garden machinery and tools. The courtyard also leads to a productive fruit, vegetable and herb bed with Rhubarb, a Bay tree, and Thyme. A gate opens from here back to the drive main garden.

There is very good access all the way around the house and to the south west an area beneath a Horse Chestnut Tree has been set aside as play space. The level lawn then sweeps around the remaining side of the house with shaped paved terraces, a permanent barbeque area and a summer house set to one side. The garden is fully enclosed, private and now established with a wide variety of specimen trees, shrubs and bushes creating a lovely setting.

Services: All main services are connected. Telephone connection. Gas fired central heating with a recently installed Vaillant ecoTec system boiler. All rooms have under floor heating which gives an even heat and is very good for those with allergies. Comprehensive A.V. and data services with a full house Sonos sound system. Smart home local network with web connectivity for remote location control and monitoring. Fibre Broadband services. Double glazing. Solar power generation and auxiliary water heating with outright ownership of the solar panels resulting in free electricity generation and a surplus Tax Free income currently of approximately £2,000 per annum that is index linked for 25 years from 2011. All LED lighting. Garden and terrace lighting.

Location: Still known affectionately by many as ‘the village’, Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with some nationally known and smaller independent retailers, a bank and professional offices.

There is high employment and the schools are good with Hannah Moor and The Grove schools close by. Nailsea and Backwell schools are both within easy reach and independent schools in the area include The Downs and Fairfield PNEU.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country’s motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London-Paddington.





Energy Performance:

The house has been rated at band B-86 and which is an extraordinarily good rating for a house of this size. The property has however been improved since that assessment was carried out in 2020 further improving the high efficiency. The full current certificate is available on request at info@hbe.co.uk

Council Tax Band: G

Broadband Speed: Approx 1,130Mb download, 110Mb upload with Virgin Media. Other providers available including Truespeed are available.

Our London Property Exhibitions: See this property featured at our West Country Property Exhibition. Tel. 01275 810030 for details.

Photographs: See more photographs on our web site – www.hbe.co.uk

Directions: Detailed directions to the property are available from the agents. Please note the house stands on a private lane.

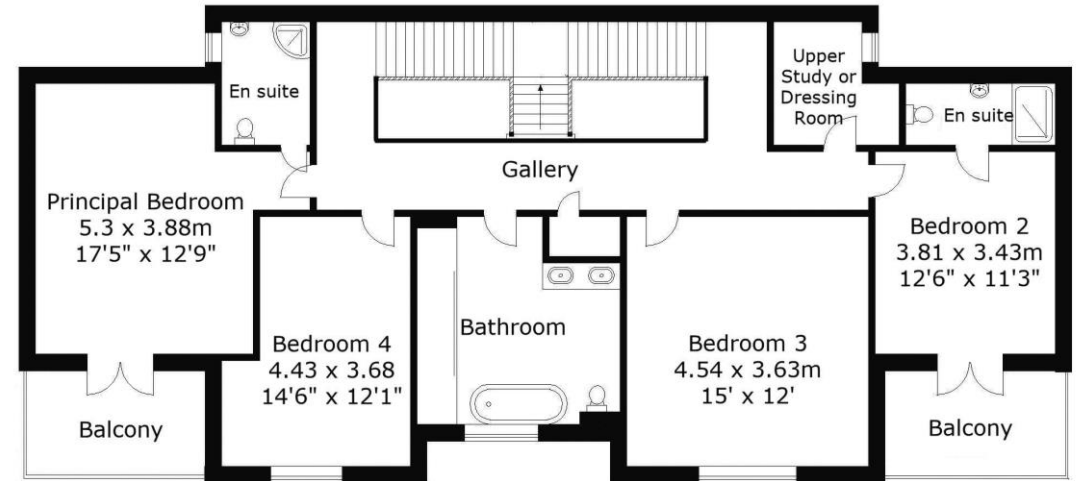
VIEWING: Only by appointment with Hensons - telephone 01275 810030



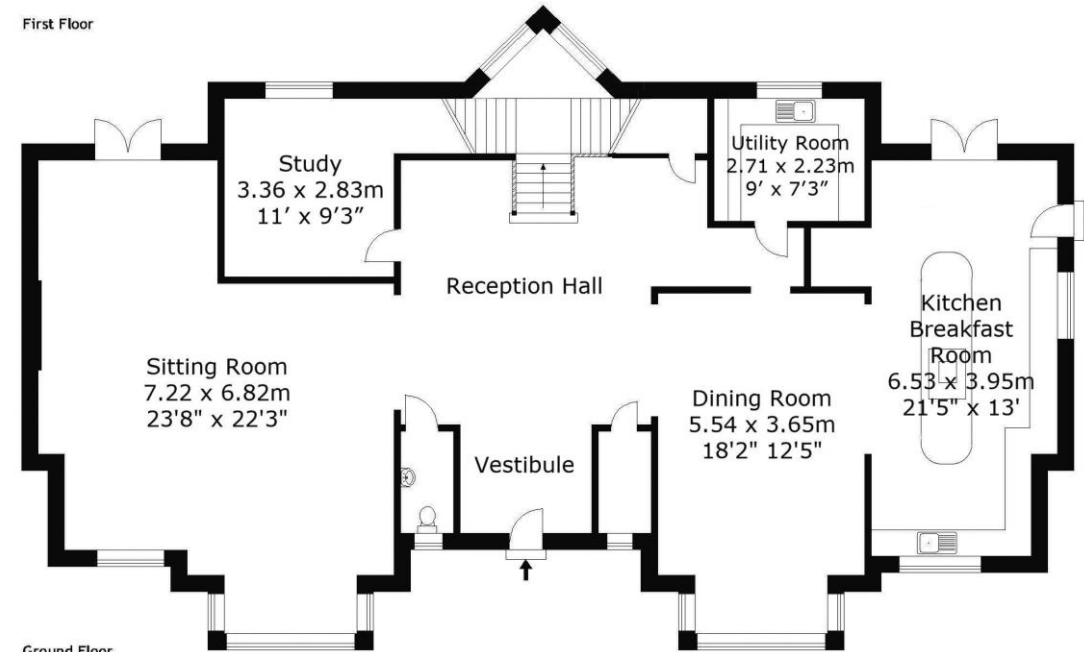


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First Floor



Ground Floor



HENSONS

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