



BRACKENWOOD, BATTERY LANE,
PORTISHEAD, BS20 7JD

GOODMAN
& LILLEY







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GUIDE PRICE

£1,700,000

Brackenwood is impressive on every level and is an example of innovative design, harmoniously blending interior and exterior. The simplicity of the contemporary finish using natural and modern materials combined with sharp detailing creates one of Portishead's finest homes.

Set on Portishead's most prestigious residential addresses this unique individual detached family home has undergone a programme of extensive renovations by the current vendors and has been designed to cater for both significant entertaining as well as more intimate and practical family life as well as a love of indoor/outdoor living. This aspirational home has been designed to capture the panoramic outlook with over half of the rear elevation made from glass flooding the property with natural light. This in turn allows the property to showcase the stunning vistas over the Lake Grounds & Bristol Channel.

Offering exceptional specification this exceptional five double bedroom home offers 2,777sqft/258.1sqm of prime versatile living space. Upon entering the property there is an immediate feeling of both space and quality with a most welcoming entrance hall complete with original parquet flooring and striking staircase with glass balustrades and finished with a brushed stainless steel handrail. The flexible configuration and design includes a magnificent, open plan Kitchen/Diner/Living space spanning some 8.36m x 4.66m (27'5 x 15'3) and incorporates a state of the art kitchen featuring underfloor heating and bi folding doors that offer direct access to the outside entertaining area and west facing garden. The kitchen neatly leads into the utility room with cloakroom off and internal access to the double garage. The dining space is centrally located within the home and seamlessly interconnects with both the study, family room and the generously proportioned living room which has a combination of notably floor to ceiling windows and bi folding doors creating a breath taking effect on entering.

Upstairs provides five double bedrooms which are accessed from a spacious landing. On entering the sumptuous master suite which is superior in size, you are immediately drawn to the picture window creating an enviable wow factor with panoramic views over the Lake Grounds and Coastline. Completing the impressive master is a sizeable walk through dressing room, contemporary en-suite shower room and balcony. The remaining four further double bedrooms are served by a luxurious family bathroom and modern shower room with two of the bedrooms enjoy the stunning vistas this sensational location has to offer.

Gardens & Grounds

To the front of the home an expansive driveway enables parking for numerous cars which in turn leads to the integrated double garage. This has also got ample space for bikes and further storage and in turn leads to the utility room and main house. The lighting outside has also been well planned with a number of lighting systems providing both security and aesthetics. Secure gated side access leads through to the rear garden which is mainly laid to lawn but also has some mature trees and planting softening the landscape and making an ideal den building territory for children. To the rear of the garden is a horticulturist dream with a selection of good sized vegetable patches and garden shed. The choice of two entertaining areas both encouraging outside entertaining with an expansive patio seating area accessed from both sets of bi folding doors from the living space and kitchen along with a bespoke, covered seating area further down the garden providing far reaching views over the Bristol Channel, which are simply breathtaking. The positioning allows you to watch the sunset and boats sail past from the comfort of your own home.

Location

Portishead is a small, yet vibrant town. It has many independent shops in the lovely Victorian High Street, with several good supermarkets including Waitrose. The Lake Grounds on the sea front is Portishead's "jewel". It is

immensely popular and offers cricket, football, tennis, putting and boating. Also it is lovely for picnicking and for walking.

In addition, Portishead boasts a leisure centre with indoor heated swimming pool, and health centres and many restaurants and pubs to suit all pockets.

Brackenwood is well located within Portishead and is within reach of the many shops, bars, restaurants and facilities of Portishead High Street.

The M5 motorway network is accessible via junction 19 allowing easy access to both North and South.

Bristol International Airport is also in North Somerset and offers both national and international flights. Bristol city centre 10 miles, M5 (J19) 3.5 miles, Southmead Hospital 10.5 miles, The Mall Cribbs Causeway 9 miles, Bristol Parkway railway station 14.5 miles (distances approximate)

There are numerous primary schools in Portishead and the highly regarded Gordano Secondary School. Independent schools are located within Bristol and the Preparatory School of the Downs School in Wraxall.

Useful Information

Property Tenure: Freehold

Council Tax Band: F

EPC: C Rating

Services: All mains services connected.

Directional Note:

From J19 of the M5 take the turning to Portishead. Proceed along Portbury Hundred and at the first roundabout continue straight over, taking the first exit at the second roundabout. Continue over the traffic lights and at the end of this road turn right and immediately left into Cabstand.

Take the second turning on the right into Battery Road and at the end of the road head straight over onto Battery Lane. Brackenwood can be found towards the end of the lane on the left.

Accommodation Comprising

Entrance Hall

Study
7'0" x 6'10"

Dining Room
17'4" x 12'9"

Family Room
13'9" x 9'11"

Living Room
17'7" x 22'11"

Kitchen/Dining Room
15'3" x 27'5"

Utility Room
5'10" x 9'8"

Cloakroom WC
5'10" x 3'7"

First Floor Landing

Master Bedroom
13'11" x 14'6"

Dressing Room
10'1" x 6'5"

En-suite Shower Room
10'5" x 5'9"

Balcony
14'3" x 8'0"

Bedroom Two
12'10" x 12'8"

Bedroom Three
12'10" x 13'8"

Bedroom Four
9'11" x 13'8"

Bedroom Five
13'9" x 9'11"

Family Bathroom
9'11" x 7'6"

Shower Room
8'10" x 3'8"

Double Garage
15'9" x 12'10"



- Prestigious Residential Address
- Impressive Master Bedroom Suite
- Lake Grounds & Estuary Views

- 2,777 Sq Ft
- Contemporary Living Space
- Generous Gardens & Grounds

- Five Double Bedrooms
- Bespoke Fittings & Fixtures
- Double Garage & Driveway

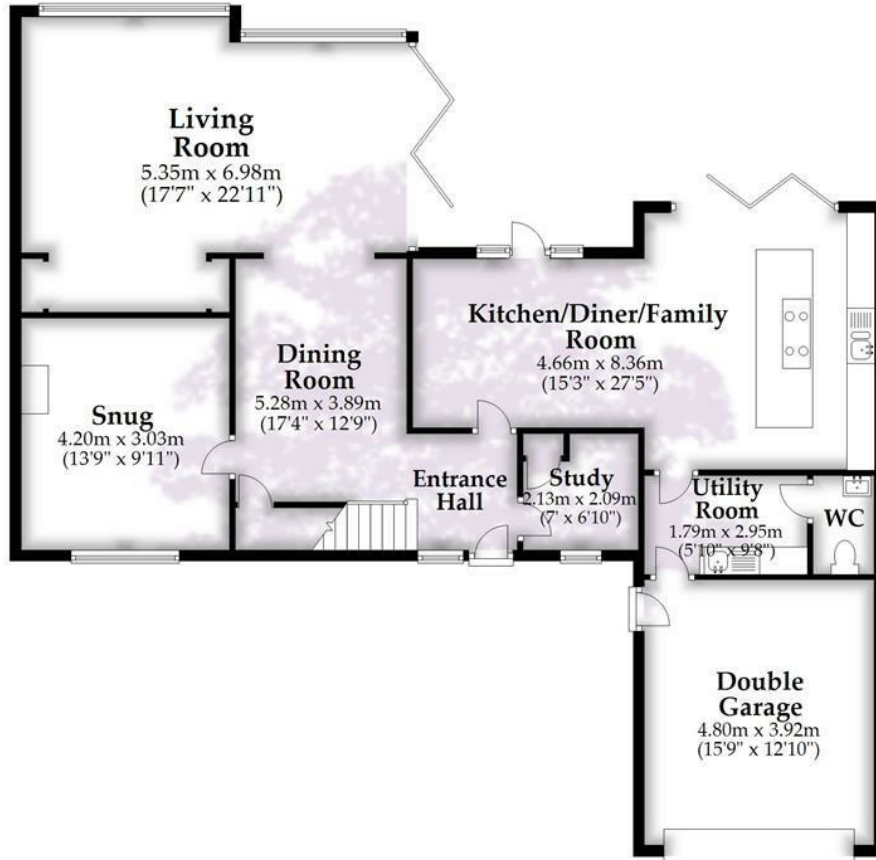




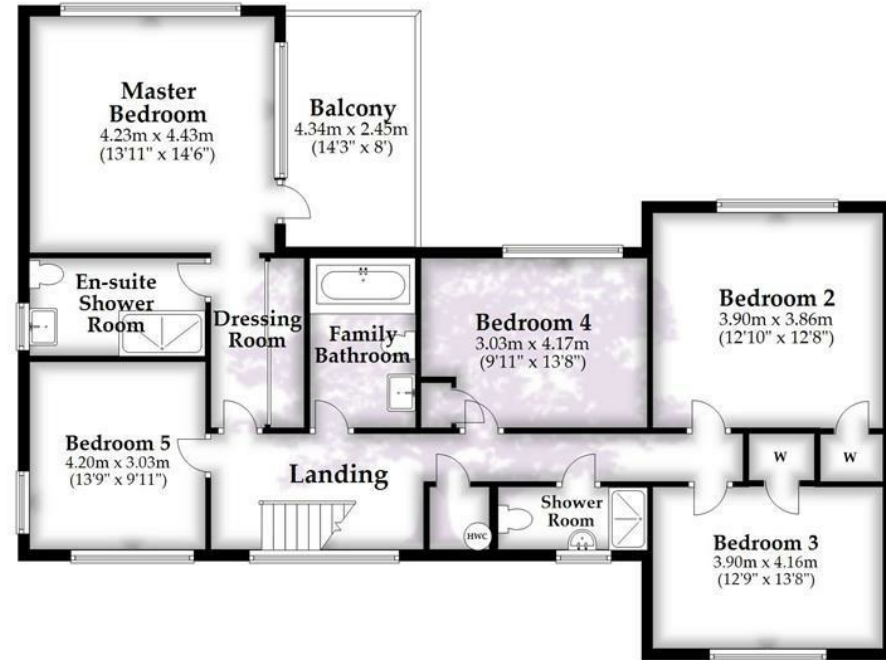
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Ground Floor
Approx. 134.8 sq. metres (1450.7 sq. feet)



First Floor
Approx. 123.3 sq. metres (1327.1 sq. feet)



Total area: approx. 258.1 sq. metres (2777.8 sq. feet)

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.
Plan produced using PlanUp.

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