

**Scotch Horn Way - a quiet but
tremendously convenient setting**

Nailsea, North Somerset

Offers in the region of £549,950



A roomy mature 4 bedroom detached family home in a quiet and fantastically convenient setting close to Millennium Park, the town centre, and both Golden Valley and Nailsea schools.

The house stands in one of the area's consistently popular residential avenues, within easy walking distance of the town centre, parkland, a doctor's surgery, and well-regarded local schools. The position offers a particularly practical setting for family life while remaining peaceful and established.

The property has been thoughtfully improved in recent years, creating a comfortable and well-maintained home ready for immediate occupation. The accommodation is bright and well proportioned throughout, complemented by a good-sized south-facing rear garden.

The arrangement of the house works well with the garden, with the kitchen and adjoining conservatory creating a natural connection between the indoor living space and the garden beyond. A door from the kitchen also leads directly into the garage, where an area has been set aside for utility use. In addition to the kitchen, which forms the central gathering space of the house, there is a comfortable full-width living room with a pair of well-proportioned windows that reflect the light and open character of the property.

The central reception hall contains a traditional half-return staircase rising through a bright stairwell to the first floor. There is useful built-in storage and an updated cloakroom with WC.

On the first floor there are four bedrooms, three of which are double rooms, together with a family bathroom.

The house is approached from the head of the close by a driveway providing ample parking, with a further gravelled parking area to the side. The driveway leads to the attached garage, fitted with a metal up-and-over door, light and power, a rear window, and a personnel door to the conservatory. A practical utility area has been incorporated within the garage while still leaving sufficient space for vehicle parking if required.



**Outside:**

Number twenty-two enjoys a private south-facing rear garden, fully enclosed and bordered by mature trees and fencing. The garden has been attractively arranged with shaped lawn and decked seating areas, providing a sheltered and pleasant setting for everyday use. To the front, the driveway provides parking for two cars and leads to the integral garage, which also benefits from power, light, and a boarded loft area providing useful additional storage.

The house is fully uPVC double glazed and warmed by gas-fired central heating. Overall it provides a comfortable and practical family home in a well-regarded setting.

Services & Outgoings:

All main services are connected, including gas, electricity, and drainage. Gas-fired central heating through radiators. uPVC double glazing. Telephone and broadband connections are available. High-speed and superfast broadband services are available locally with connection speeds of 1.1Gb or greater. Cable broadband, television, and telephone services are also available. Council Tax Band D.

Energy Performance:

The property has been assessed for energy performance and has an EPC rating of C-63.

The Town:

The position of the house is particularly convenient, which is one of the reasons homes in Scotch Horn Way remain popular. The town centre, schools, parkland and open countryside are all within easy reach, while Backwell & Nailsea railway station is approximately a fifteen-minute walk away.

Often still referred to locally as "the village," Nailsea is the smallest of the four North Somerset towns yet one of the most conveniently placed for Bristol, lying about eight miles from the city.

The town provides a good range of everyday amenities, including cafés, restaurants, Tesco and Waitrose supermarkets, doctors' and dental surgeries, and a pedestrianised shopping centre with both national and independent retailers. There are also a number of well-known cafés and restaurants, including White Truffle, Paradiso, and Livro Lounge, while the Old Farmhouse public house is within walking distance.

Local employment levels are strong, and the schools are well regarded, with Golden Valley School nearby and both Nailsea School and Backwell School within easy walking distance.

Viewing:

Strictly by appointment with the sole agents
HENSONS
Tel: 01275 810030





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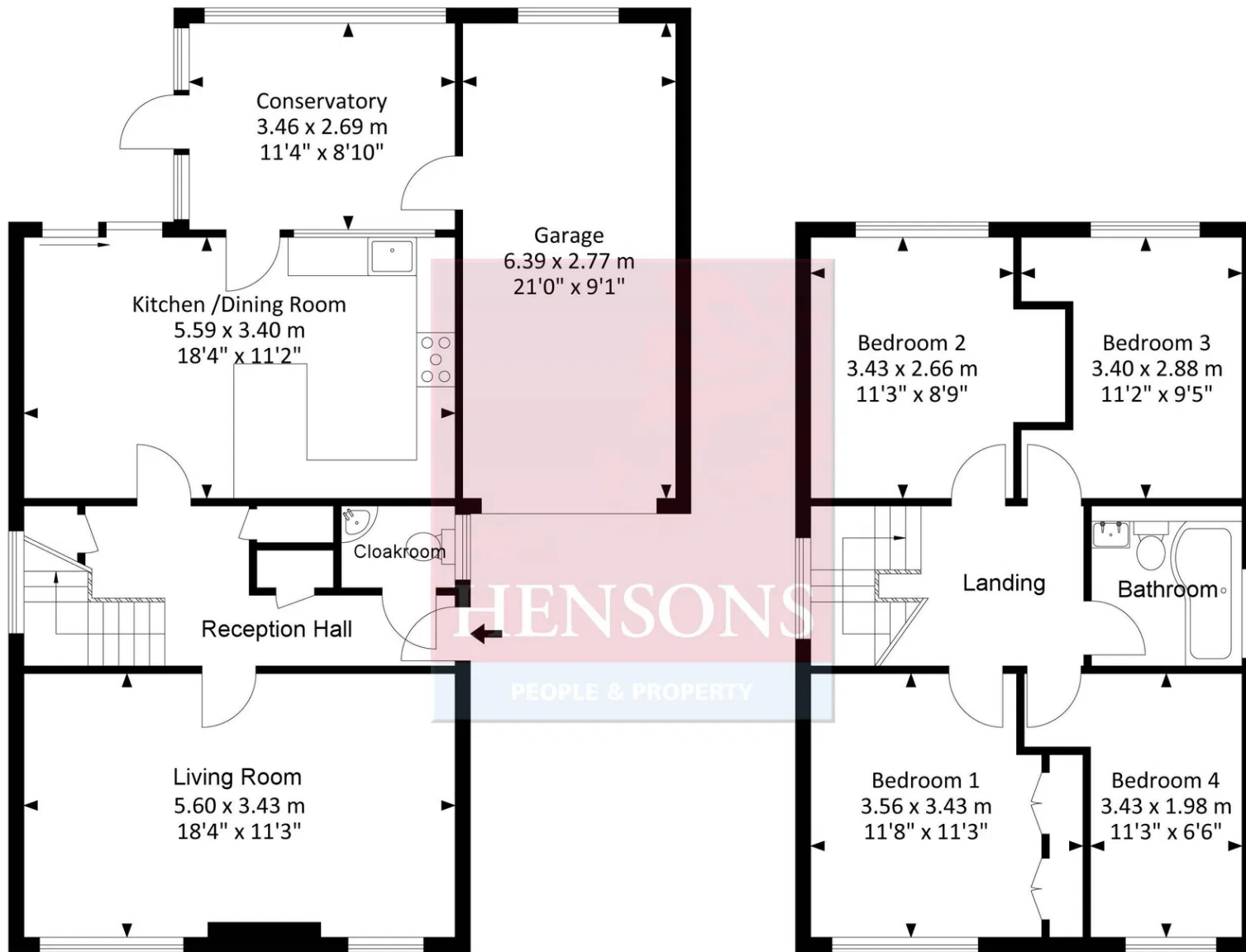
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- Attractive quiet, level setting
- Bright and spacious design, including a dual window living room
- Large open-plan kitchen–dining room overlooking the south-facing rear garden
- Reception hall with storage and cloakroom off
- The conservatory provides an additional reception room space with garden views
- Extensive drive and a 21' (6.39m) garage with power, lighting and boarded roof storage and utility area
- Four well-proportioned double bedrooms
- Refurbished bathroom
- Private, enclosed south-facing garden ideal for relaxing or entertaining
- Short walk to excellent schools including Golden Valley, the Town Centre, cafés, shops and the doctors' surgery.



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 recommended 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 and depicted furniture 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 is 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. All text, images, and floor plans © Hensons 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor



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