



Timber Tops

Cadbury Camp Lane, Clapton in Gordano, Bristol, BS20 7SB



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A true modern masterpiece on one of N Somerset's most exclusive private roads; with a little over 5500 sq. ft of internal accommodation, circa 5 acres of gardens and grounds, a heated swimming pool, leisure facilities, expanse of parking and 650 sq. ft garage.

Sensational circa 5545 sq. ft six-bedroom family house | 43' open plan kitchen, dining and sitting room "Separate snug / family room with a wood burning stove | Gym with sauna, shower room and access to the all-weather outdoor training pitch | Four principal family bedroom suites | Guest wing with two further bedrooms, sitting area and bathroom | Utility room and downstairs cloakroom | Expanse of paved sun terrace, 42' heated swimming pool and a hot tub | Circa 5 acres of gardens, grounds and woodland | Gated driveway, off street parking and integrated 650 sq. ft garage EPC: A

Situation

Cadbury Camp Lane is a private and sought-after lane just 6 miles west of Clifton. The lane provides easy access to Nailsea, west Bristol, Tyntesfield, Portishead and Clevedon, as well as the M5 motorway and national rail network and miles of open walks and bridlepaths.

Local schools include the highly regarded Gordano School, a Secondary School with Academy status, and St Peters Church of England Primary School. Nearby independent schools include The Downs Preparatory School (with Berties nursery) and within Bristol access to Clifton College, Clifton High School, BGS, QEH, Badminton and Redmaids amongst others.

J19 of the M5 is just 3.4 miles away, whilst Nailsea Train Station (4 miles) provides regular services to Bristol Temple Meads, linking to the wider national rail network. Shopping at Waitrose in Portishead is 2.5 miles away or Waitrose in Nailsea 3.4 miles away.







For Sale Freehold

Cadbury Camp Lane has for many years been a much-admired residential private lane just 6 miles west of Bristol; with individual detached houses each set within generous gardens and grounds often stretching to several acres or more. The easy commute into Bristol, the lane's proximity to national road and rail infrastructure and the abundance of exceptional local schooling have helped cement it as the semi-rural address of choice.

Situated towards the middle of the lane Timber Tops is an exceptional house of exquisite proportions; recently completed, built to the highest standards and presenting a stunning family home - truly bringing the "outside in".

Bordered to the front by a beautifully crafted dry-stone wall, electric gates open to reveal a sweeping driveway snaking through the tall mature pine trees to reveal the house, designed by WH Architects (in Bristol) to "hide" the house amongst the trees with a soft touch on the local landscape.

There is driveway parking for numerous vehicles, with a generous 650 sq. ft garage for the more precious cars, bikes and workshop space, integrated to the house via the side hall.

The oversize bronze front door by RK door systems is a work of art itself; backlit by LED's and opening into the large and welcoming hallway, with its straight-through views to the sub-terrace and pool and full-width sliding doors opening out.

There is access to the first floor via a bespoke staircase, with a feature "living wall" (with an auto water feature) leading into the kitchen and family room.

This stunning 43' room is the heart of the home, with sliding doors out onto the sun terrace and pool creating a truly fun and sociable space.

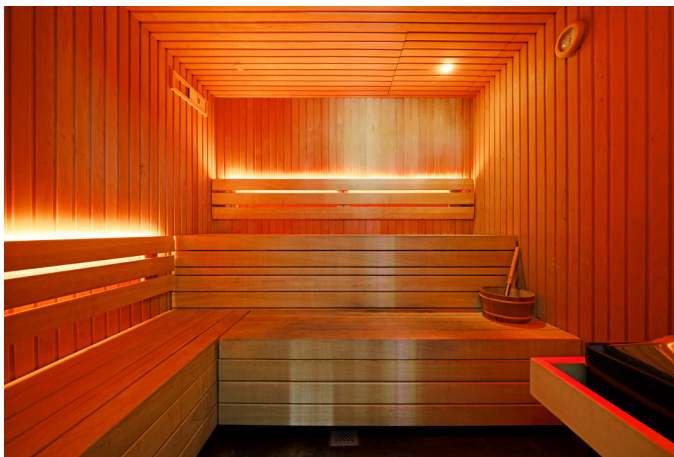
The exquisite kitchen is bespoke built and finished with Dekton worktops, numerous floor and wall-mounted storage cupboards, built in fridge and freezer as well as a drinks and separate wine fridge.

The large central island overlooks the sitting and dining rom (also with feature living wall) and a perfect place to enjoy day to day as well as a sensational space to entertain.

To the far end a glazed corner window looks out over the pool, garden and woodland; a perfect spot to sit back and relax.

Accessed from the kitchen is a large utility room with plenty of additional storage, with a door out to the side garden; as well as access to a separate cloakroom and the plantroom.

On the opposite side of the hall is the charming dual aspect snug / family room spilling out onto the south-facing terrace; finished internally with a herringbone parquet floor, bespoke bookcase and feature woodburning stove.





Accessed from the side of the entrance hall is the superb air-conditioned gym suite; opening out via its dual aspect onto either the pool / sun terrace to one side or the all-weather training pitch to the other. Off the gym is a traditional Nordic Sauna along with a separate fully fitted shower and cloakroom.

Across the first floor of the main house are four excellent double bedrooms; all en-suite and three with fitted dressing rooms. Both the main and second bedrooms open on a private balcony each overlooking the pool and garden with the fourth bedroom benefitting from built-in wardrobes.

Accessed from the ground floor inner hallway are two further bedrooms, a sitting area (which could convert to a kitchenette) and a family bathroom creating a very private guest suite / annex away from the main house. Perfect for guests or older children wanting more independence (it has its own side door) and privacy.

Outside

It is hard not to overemphasise the fantastic outside space; from the opening of the electric entrance gates to the stepped garden and down into the woodland beyond the house; with its year round flora and fauna Timber Tops is a family haven.

Long summer days spent in the 42' heated swimming pool, winter nights in the hot tub, training sessions in the gym and children's ball and stick control practice on the all-weather training pitch (maybe the odd yoga matt, kettle or slam ball too!) with the sauna to retreat back into and relax.

Large al-fresco BBQ and dining parties on the sun terrace and copious amounts of parking for guests and family alike create a truly unique space in the heart of this most sought-after of locations.

SERVICeS: Mains water and electricity. Air Source Heat Pump and Solar Photovoltaic Panels. Septic Tank and Soakaway Drainage System.

Underfloor Heating across the ground floor. Intelligent House System to control lights, heating, music and CCTC. Night HIK vision cameras.

Up to 1800 Mbps of fibre broadband. Alarm & CCTV System.

Local Authority: North Somerset Council – 01934 888 888
Council Tax: Band H

DirECTIONS: Post Code BS9 4ED

ViEWING: Strictly by appointment with Rupert Oliver Property Agents

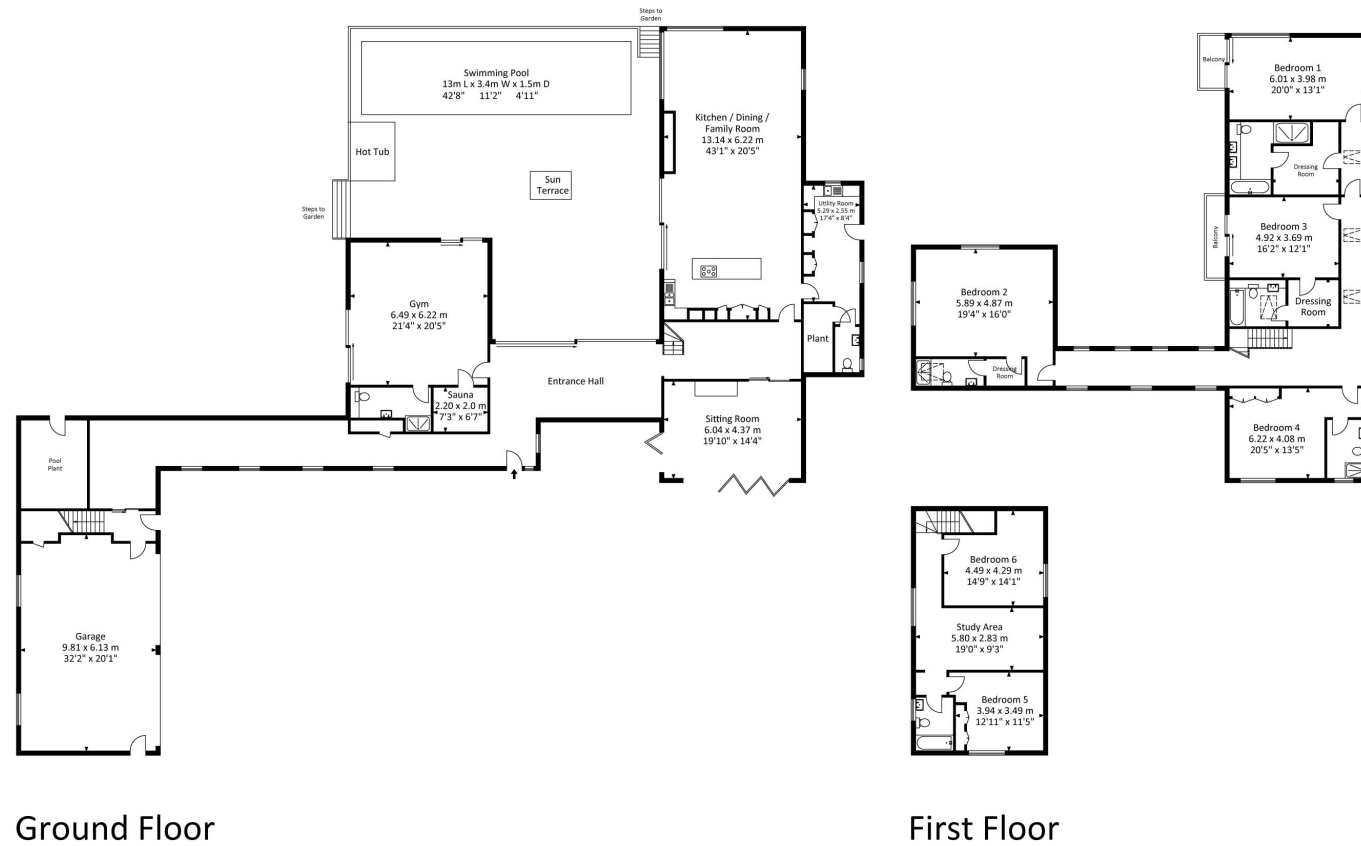
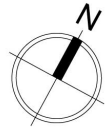


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Approx. Gross Internal Area
5545.7 Sq.Ft - 515.20 Sq.M

Garage / Pool Plant Area
743.8 Sq.Ft - 69.10 Sq.M

Total Area
6289.5 Sq.Ft - 584.3 Sq.M



For illustrative purposes only. Not to scale.

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.



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