HOUSE FOX
ESTATE AGENTS

FOR SALE

33 Taylors Fields, Banwell - BS29 6AJ

£525,000 Freehold







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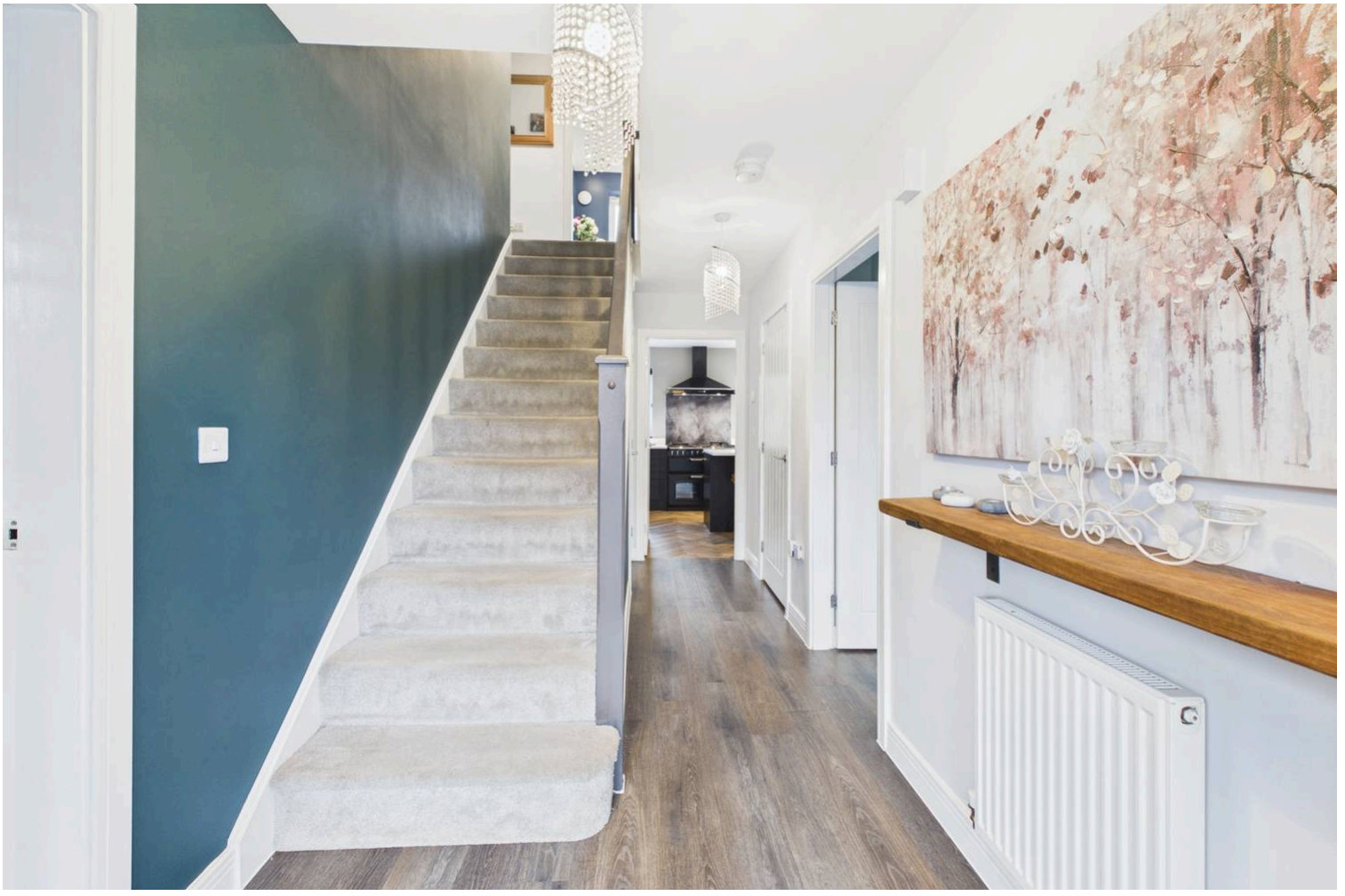
HOUSE FOX ESTATE AGENTS PRESENTS...

An exceptional four-double-bedroom detached family home, enjoying an enviable position within the highly regarded Taylors Fields development in Banwell. Beautifully presented and extensively upgraded throughout, this impressive property combines spacious, contemporary accommodation with beautifully landscaped gardens, excellent parking and a delightful semi-rural setting, offering the perfect balance of modern family living and countryside tranquillity.

Tucked away towards the end of a peaceful no-through road shared with just three neighbouring properties, Number 33 occupies arguably one of the most desirable positions within this exclusive development of just 44 homes. Surrounded by attractive landscaped green spaces and open countryside, the property enjoys a wonderful sense of privacy and seclusion, rarely found in modern developments. The beautifully maintained frontage, with mature planting and thoughtfully designed landscaping, creates an excellent first impression, further enhanced by a striking oak-framed entrance porch which adds considerable character and individuality to this superb home.

Stepping inside, a welcoming central entrance hall leads to generously proportioned and beautifully appointed accommodation, thoughtfully arranged to accommodate the demands of modern family life. The elegant sitting room provides a relaxing retreat, featuring a stylish media wall incorporating a contemporary bioethanol fireplace, whilst a separate study offers the ideal environment for home working, with the flexibility to serve as a snug, playroom or additional reception room.

- Immaculate Modern Detached House
- Four Double Bedrooms
- Cloakroom, Two En-suites & Family Bathroom
- Modern open plan kitchen with island and integrated appliances
- Stylish modern decor and abundant natural light
- Kardean Herringbone LVT flooring throughout living and kitchen areas
- Bioethanol burning stove and modern fireplaces
- Patio doors for seamless garden access
- Spacious landscaped garden with artificial lawn
- Private patio and outdoor seating areas
- Garage & Driveway



A convenient downstairs cloakroom is situated off the Hall.

Undoubtedly the heart of this exceptional home is the stunning, recently refitted kitchen/dining room, installed less than a year ago. Extending across the full width of the rear of the property, this outstanding space has been expertly designed for both everyday family living and entertaining. Beautiful contemporary cabinetry, extensive work surfaces and a substantial central island combine practicality with sophisticated styling, whilst the spacious dining area features an impressive recessed acoustic-panelled feature wall with integrated lighting and an attractive bioethanol stove. With ample room for a large dining table and French doors opening directly onto the landscaped rear garden, this wonderful space effortlessly connects indoor and outdoor living. A separate utility room, benefiting from additional storage, workspace and independent access to outside, provides further everyday convenience & completes the principal living accommodation.

The first floor continues to impress, offering **four genuinely generous double bedrooms**, a particularly desirable feature which distinguishes this property from many comparable modern homes. The impressive principal bedroom benefits from fitted wardrobes and its own en-suite shower room, whilst the second double bedroom also enjoys private en-suite facilities, making it particularly suitable for guests, older children or extended family. Two further excellent double bedrooms enjoy attractive views towards the surrounding hills and are served by a well-appointed family bathroom, providing flexible and comfortable accommodation for the whole family.

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Externally, the property is equally impressive. The beautifully landscaped rear garden extends to approximately **1,500 sq ft (140 m²)** and has been carefully designed to create a private, attractive and wonderfully versatile outdoor environment. A generous expanse of artificial lawn provides an excellent low-maintenance space for children and family enjoyment, complemented by established planting and thoughtfully arranged seating and entertaining areas. Additional practical features include outdoor electrical points in two separate locations and an external hot and cold-water supply. Beyond the rear boundary, adjoining grazing paddocks and mature greenery create a delightful countryside backdrop, with horses frequently seen grazing nearby and occasional visits from local deer, further enhancing the property's peaceful semi-rural appeal.

To the front, a generous driveway provides excellent off-road parking, complete with an electric vehicle charging point, whilst the **particularly spacious garage, measuring approximately 7.05m x 3.18m**, offers considerably more space than typically associated with modern developments. In addition to secure parking and storage, this versatile area offers excellent potential for use as a workshop, home gym or hobby space, subject to any necessary consents.

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Porch
An impressive oak-framed entrance porch provides an attractive and characterful introduction to the property, leading into the welcoming entrance hallway.

Hallway
15' 8" x 6' 8" (4.78m x 2.02m)
A spacious central hallway providing access to the principal ground-floor accommodation, with stairs rising to the first floor. Its generous proportions create an immediate feeling of space and provide a practical layout for modern family living.

Living Room
15' 7" x 11' 9" (4.74m x 3.58m)
A beautifully presented and generously proportioned reception room, providing an inviting space for relaxation and entertaining. The impressive contemporary media wall incorporates a stylish bioethanol fireplace, creating an attractive focal point and adding warmth and character to this elegant living area.

Reception Room
9' 10" x 8' 10" (3.00m x 2.68m)
A versatile additional reception room, perfectly suited as a dedicated home office, particularly appealing to those working remotely. Alternatively, this adaptable space could comfortably serve as a snug, children's playroom or occasional sitting room, depending on individual requirements.

Kitchen / Diner
28' 2" x 10' 8" (8.58m x 3.24m)
Undoubtedly the heart of this exceptional home, the stunning kitchen/dining room has been comprehensively refitted within the past year to create a superb contemporary living and entertaining space. Extending across the full width of the rear of the property, this impressive room features beautifully designed cabinetry, extensive work surfaces and a substantial central island, combining stylish presentation with excellent practicality. Fitted American Fridge/Freezer (by negotiation), integrated fridge/freezer, dishwasher. Full size Range cooker (by negotiation) with overhead extractor The spacious dining area provides ample room for a large family dining table and features a striking recessed acoustic-panelled feature wall with integrated lighting and an attractive bioethanol stove. French doors open directly onto the beautifully landscaped rear garden.

Utility Room
5' 11" x 5' 4" (1.81m x 1.63m)
Range of base & eye units with space & plumbing for washing machine. Stainless steel sink & drainer. Door to driveway.

En-suite 1
7' 4" x 3' 10" (2.23m x 1.17m)
A convenient private en-suite serving the principal bedroom, providing additional comfort and privacy.

Bedroom 2
11' 11" x 8' 11" (3.63m x 2.71m)
A superb second double bedroom offering excellent proportions and flexible accommodation, particularly suited to older children, guests or extended family. The room also benefits from its own private en-suite facilities, a particularly desirable feature.

En-suite 2
8' 8" x 3' 10" (2.64m x 1.16m)
A second private en-suite shower room, providing additional convenience and reinforcing the property's suitability for modern family living.

Bedroom 3
11' 11" x 11' 8" (3.62m x 3.56m)
Another generously proportioned double bedroom, enjoying attractive views towards the surrounding hills. An excellent room suitable for family members or visiting guests.

Bedroom 4
14' 4" x 8' 8" (4.36m x 2.65m)
A further spacious double bedroom enjoying pleasant hillside views. Its generous proportions offer flexibility for use as a bedroom, additional home office or hobby room.

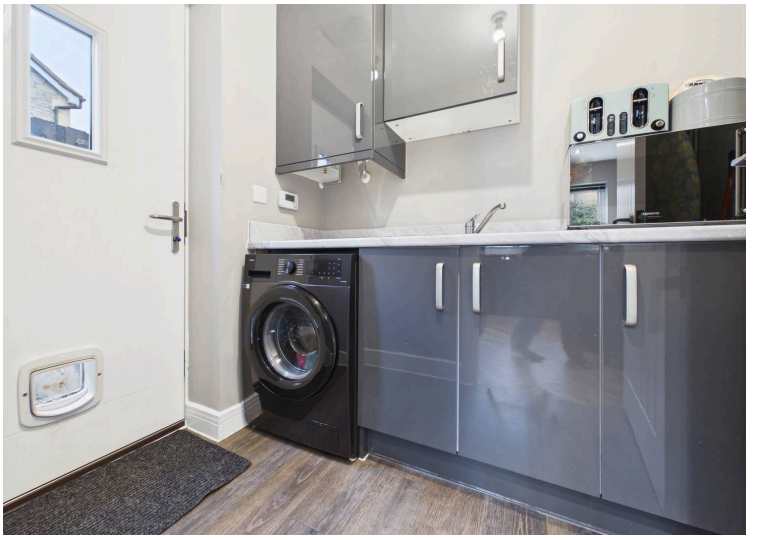
Family Bathroom
8' 0" x 6' 8" (2.45m x 2.03m)
A well-appointed family bathroom serving the third and fourth bedrooms, complementing the two en-suite shower rooms and completing the first-floor accommodation.

Frontage & Garage
23' 7" x 10' 8" (7.19m x 3.26m)
The property occupies a particularly desirable position within the development, enhanced by beautifully maintained landscaping and mature planting. A generous private driveway provides excellent off-road parking and benefits from an electric vehicle charging point. SINGLE GARAGE Up & over door, light & power, eaves storage. Driveway parking to front for two vehicles.

Rear Garden
A truly impressive feature of this exceptional home is the beautifully landscaped rear garden, thoughtfully designed to provide an attractive, private and highly usable outdoor environment. A generous expanse of artificial lawn offers a low-maintenance space for children to play, complemented by established pla

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