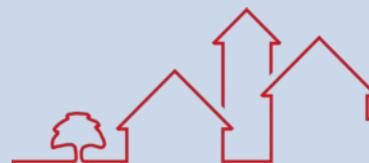




5 Oakleigh Close, Backwell

Guide Price **£675,000**



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5 Oakleigh Close

Backwell, Bristol

Set within one of Backwell's most sought-after residential areas, this elegant three-bedroom Voisey-style semi-detached house offers an excellent balance of period detailing and high-quality modern accommodation. The property has been meticulously maintained and sympathetically enhanced by the current owners, resulting in a refined and practical family home presented to an exceptional standard throughout.

The quality of finish and attention to detail are immediately apparent upon entering the property. A number of original features have been restored, including panelled doors, decorative plaster coving and ceiling roses, which combine effortlessly with tasteful contemporary finishes. The generous entrance hall leads to a well-proportioned bay-fronted reception room, centred around a striking open fireplace with marble surround, cast iron inset and granite hearth, flanked by bespoke fitted shelving.

The main living space is located to the rear of the property and comprises an impressive open-plan kitchen room and snug, ideally suited to modern family life and entertaining. The kitchen is fitted with a range of ivory solid wood units with granite work surfaces and incorporates a full complement of integrated appliances, including a double oven, ceramic hob, fridge/freezer, microwave and dishwasher. Further features include a Belfast sink, breakfast bar and tasteful tiled walls. A useful utility area, with space and plumbing for laundry appliances, is discreetly positioned to the side and provides access to both the garden, the garage and covered walkway with access to the front and rear with a lockable gate. The adjoining snug offers a comfortable informal sitting area, centred around a wood-burning stove set within an oak mantel and granite hearth, and flows seamlessly through to the dining and garden room extension.

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The rear extension provides a superb additional living space, flooded with natural light from Velux roof lights and windows overlooking the garden. French doors open directly onto the garden, creating a strong connection between the house and the outside and making the space particularly well suited to both entertaining and everyday use. A beautifully decorated and practical WC completes the downstairs.

Upstairs, the property continues to impress. The approach to the first floor features a staircase with an attractive wooden banister, leading to a landing with useful under-eaves storage and a well-appointed airing cupboard housing a radiator and slatted shelving. The loft is fully boarded, carpeted, offering excellent storage and clear potential for conversion, subject to the necessary consents.

The principal bedroom benefits from a bay window, bespoke handmade wardrobes and a well-appointed en-suite shower room comprising a walk-in shower, toilet, bidet and washbasin together with chrome heated towel rail. Two further double bedrooms enjoy stunning views towards Backwell Hill, with bedroom two incorporating fitted storage. The family bathroom is fitted with a white suite complemented by attractive tiling and contemporary fittings.

Outside, the property benefits from well-proportioned gardens and ample off-street parking. The front garden is enclosed and attractively planted, while the block-paved and tarmac driveway provides parking for up to four vehicles. The 32-foot tandem garage benefits from light and power, with the rear currently utilised as a workshop and offering potential for conversion to a home office.

The rear garden is a particular feature of the property, enjoying a south-westerly aspect and a high degree of privacy, with access to adjoining fields towards Backwell Hill. Laid predominantly to lawn



with established borders, the garden also includes a pergola, a raised decked seating area for end of day sunshine, a wildlife pond and a covered terrace with light and power, providing an excellent setting for outdoor entertaining throughout the year. Additional features include two log stores, a timber shed and an outside tap. This is a rare opportunity to acquire a well-balanced and characterful family home in one of Backwell's most desirable locations, combining generous accommodation, high-quality finishes and attractive open views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Lounge

14' 5" x 13' 6" (4.39m x 4.11m)

Snug

11' 10" x 11' 6" (3.60m x 3.50m)

Kitchen

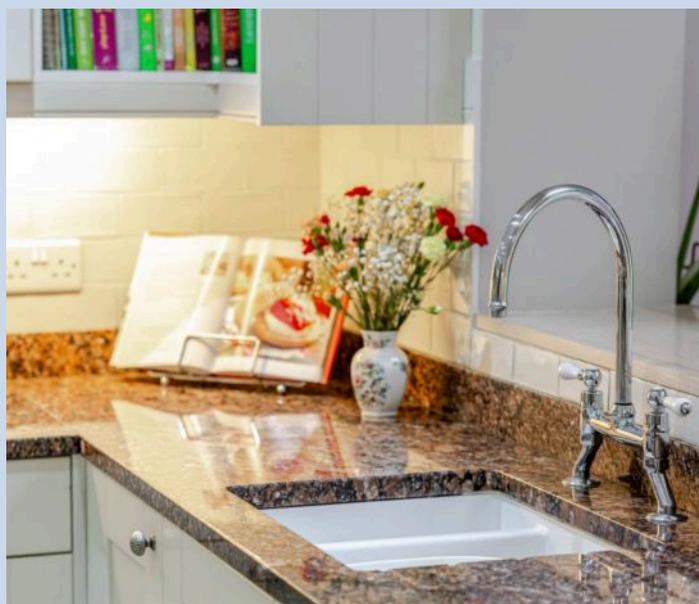
15' 0" x 10' 7" (4.57m x 3.22m)

Extended Living

21' 4" x 8' 8" (6.50m x 2.63m)

Cloakroom / WC

4' 8" x 2' 11" (1.43m x 0.88m)









Bedroom 1

13' 11" x 14' 6" (4.23m x 4.42m)

En-Suite

9' 4" x 4' 0" (2.85m x 1.22m)

Bedroom 2

11' 11" x 10' 8" (3.62m x 3.26m)

Bedroom 3

10' 6" x 8' 0" (3.21m x 2.43m)

Bathroom

7' 7" x 5' 8" (2.32m x 1.73m)

Garage

32' 0" x 8' 2" (9.76m x 2.49m)

Driveway

4 Parking Spaces

Backwell

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.





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Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft

Tandem Garage = 24.4 sq m / 263 sq ft

Total = 165.1 sq m / 1777 sq ft

(Including Eaves Storage / Excluding Covered Sun Terrace)

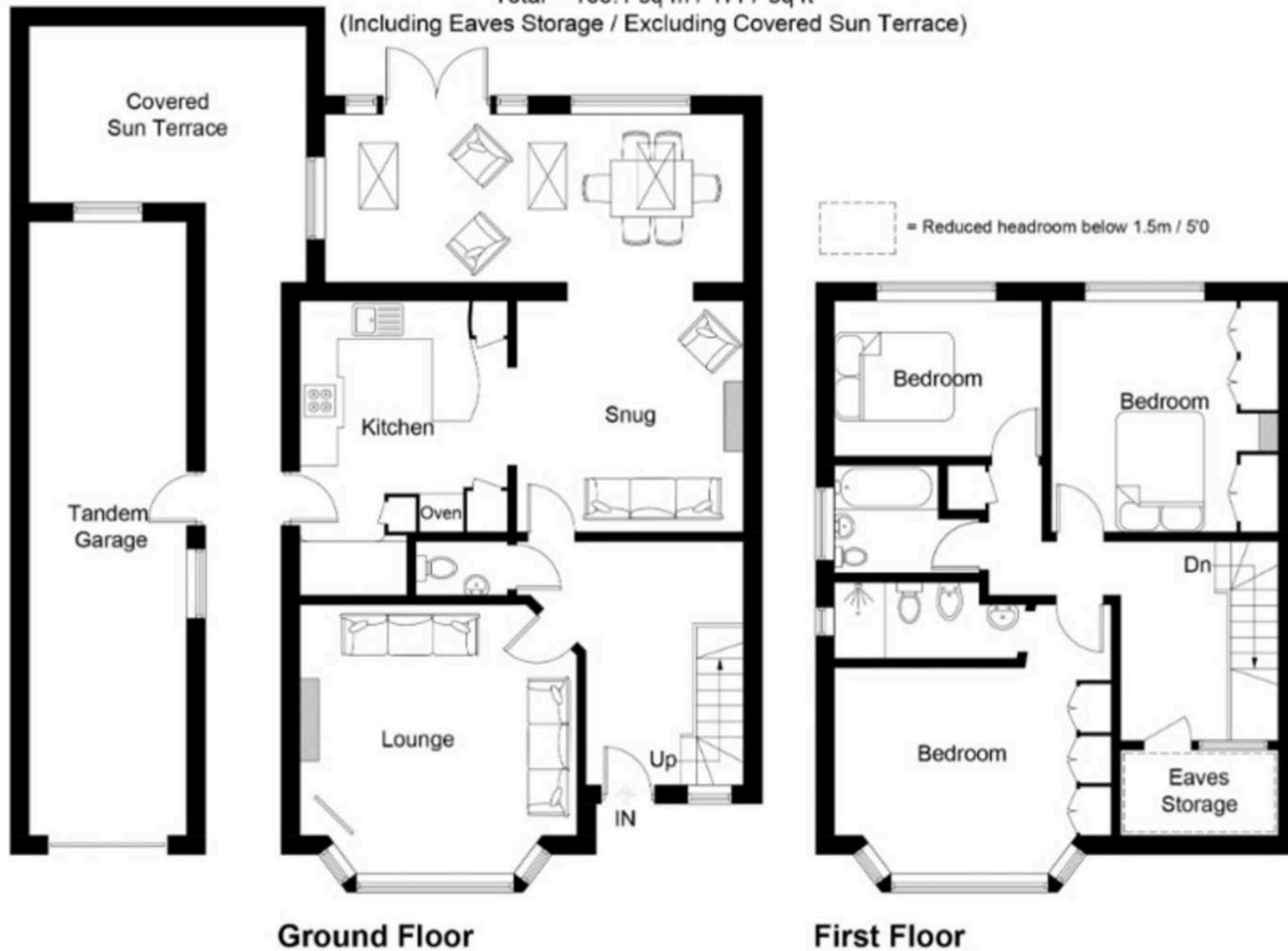


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID681088)



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

