



1 BUCKLANDS GROVE

BS48 4PL



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£850,000

GUIDE PRICE

- Five bed detached
- Additional detached garage
- Wrap around garden
- Highly regarded local schools
- Off street parking
- Kitchen diner
- Close proximity to train station
- Potentially end of chain

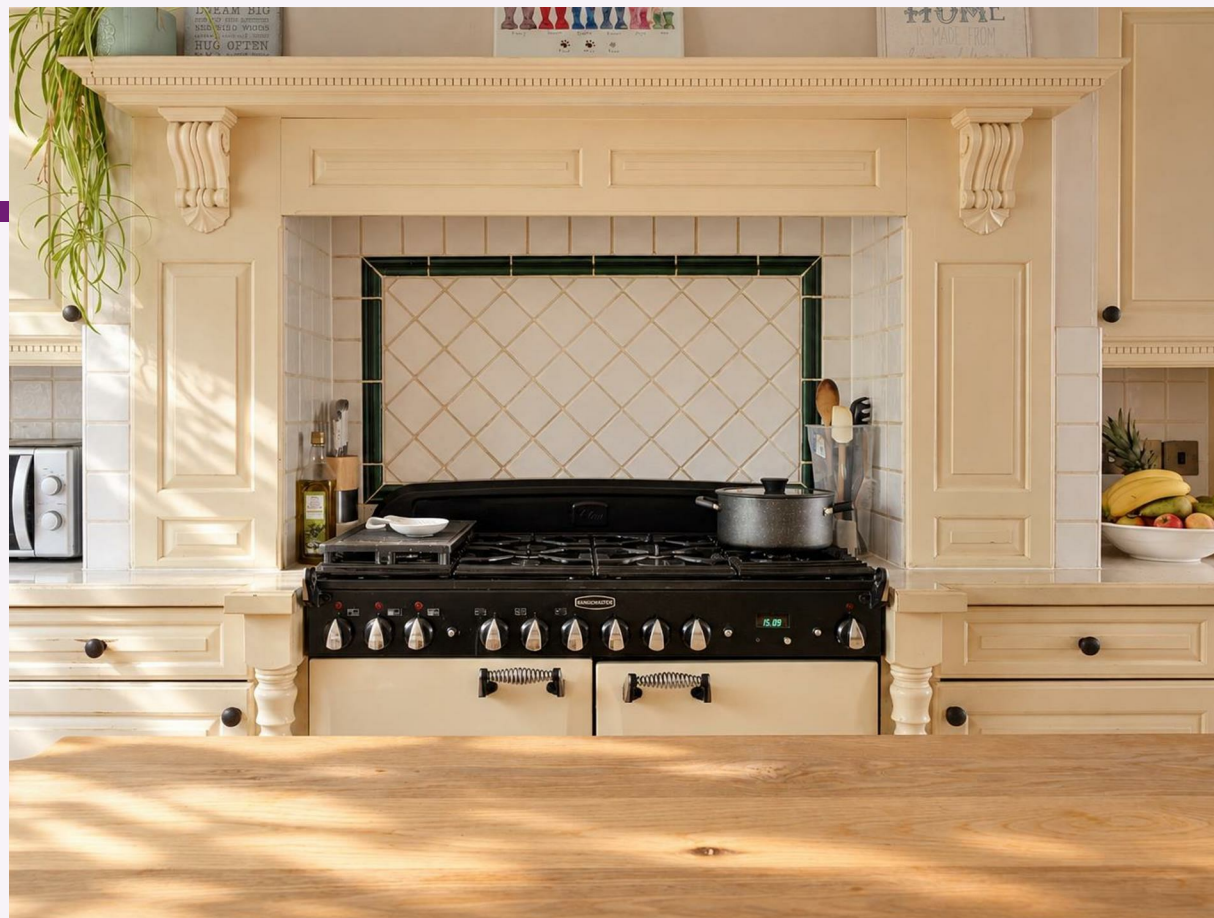
SUMMARY

An exceptional and individually designed executive family residence, this beautifully appointed detached home combines the refinement and character of a traditional country house with the comfort, specification and practicality expected of a modern family property. Thoughtfully created as a bespoke residence, the house has been carefully designed to sit harmoniously within its established setting, offering generous proportions, impressive ceiling heights and a wealth of architectural detailing creating a timeless character throughout, blending modern sophistication with the warmth and charm of a period residence.

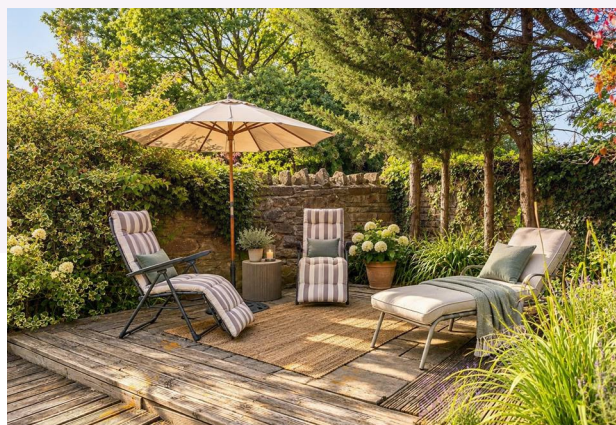
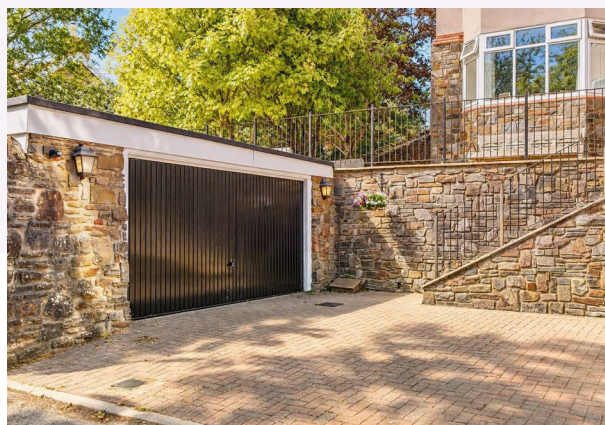
Approached via a private entrance, the property provides excellent parking provision with a dedicated driveway, offering private parking for two cars, together with a detached double garage, for practicality and storage. The welcoming entrance hall immediately sets the tone for the quality of the home, with elegant proportions, traditional detailing and beautifully flowing oak flooring extending throughout the principal ground floor accommodation, a well-appointed cloakroom offers additional convenience for both family life and entertaining.

The heart of the property is the impressive kitchen and dining space, designed as a superb family and entertaining area with a wonderful sense of openness and connection to the garden. The spacious lounge provides a refined yet comfortable reception space, flowing seamlessly into a further reception room, creating a versatile arrangement ideal for entertaining, family living or a more relaxed secondary sitting area. The first floor provides a marvellous arrangement of accommodation, comprising four generously proportioned double bedrooms, including an impressive principal bedroom suite complete with a private ensuite shower room, offering a peaceful and well-appointed retreat. The second bedroom enjoys another ensuite bathroom and a peaceful rear aspect view of the garden. A fifth bedroom offers excellent versatility and could equally serve as a home office, study or further reception space, catering perfectly for the demands of modern family living. The bedroom accommodation reflects the thoughtful design of the property, with excellent proportions, natural light and a sense of space rarely found in contemporary homes.

Externally, the property enjoys a beautifully landscaped wrap-around garden, creating a wonderful sense of privacy and space. Established stone walls, carefully positioned seating areas and a raised lawn set out a series of distinct outdoor spaces, ideal for entertaining, relaxing and enjoying the changing seasons. The gardens have been thoughtfully arranged to complement the architecture of the house, offering both formal and informal areas within a peaceful and private setting. Combining the craftsmanship and character of a traditional residence with the convenience and efficiency of a modern executive home, this outstanding property offers a rare opportunity to acquire a truly individual family house in one of North Somerset's most sought-after locations.







LOCATION

Bucklands Grove occupies an enviable position within one of Nailsea's most established and sought-after residential settings, perfectly balancing peaceful family living with exceptional connectivity. Set within an attractive, leafy neighbourhood close to Backwell Lake, the location enjoys a wonderful sense of tranquillity and privacy whilst remaining within easy reach of the town's excellent amenities, highly regarded schools and superb transport links. The surrounding area is characterised by mature trees, generous homes and open green spaces, creating an attractive environment that has remained one of the town's most desirable addresses for generations.

Nailsea has long been recognised as one of North Somerset's premier residential towns, celebrated for its welcoming community, excellent quality of life and abundance of green open spaces. Originally a historic market settlement, the town has evolved into a thriving and vibrant destination that successfully combines everyday convenience with a relaxed Somerset lifestyle. Its bustling town centre offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets and everyday services, complemented by a modern leisure centre, library, health facilities and a wide variety of sporting clubs and recreational amenities.

One of the area's greatest attractions is its close proximity to the surrounding countryside. Backwell Lake, just a short distance from the property, provides a peaceful setting for walks and wildlife, whilst an extensive network of public footpaths, bridleways and country lanes leads through the rolling North Somerset landscape towards Backwell, Tickenham, Wraxall and the nearby coastline. Whether enjoying an early morning walk, a weekend cycle or a leisurely afternoon exploring the countryside, the area offers an exceptional outdoor lifestyle that is increasingly difficult to find so close to the city.

Leisure opportunities are equally impressive. The area is home to a number of highly regarded golf courses, including Long Ashton Golf Club, Tickenham Golf Centre and the championship course at Mendip Spring Golf & Country Club, while nearby David Lloyd Long Ashton offers premium health, fitness and racquet facilities. Sailing and watersports can be enjoyed at Portishead Marina and along the Bristol Channel, while the surrounding countryside provides excellent opportunities for equestrian pursuits and a wide range of outdoor recreational activities.

The area is particularly renowned for its outstanding educational provision, making it a highly desirable location for families. A number of well-regarded primary schools are within easy reach, including St Francis Catholic Primary School, Golden Valley Primary School and Grove Junior School, while Nailsea School provides respected secondary and sixth form education. The neighbouring village of Backwell is also home to the highly acclaimed Backwell School, consistently regarded as one of the region's leading state schools. In addition, Bristol's renowned independent schools, including Clifton College, Bristol Grammar School, Badminton School, Redmaids' High School and The Downs School, are all readily accessible.

For commuters, the property is exceptionally well positioned. Nailsea & Backwell railway station is approximately half a mile away, providing regular Great Western Railway services to Bristol Temple Meads in around 10 to 15 minutes, together with direct services to London Paddington in approximately 1 hour and 45 minutes. The nearby A370 offers convenient access to Bristol and Weston-super-Mare, whilst Junctions 19 and 20 of the M5 motorway provide excellent links to the national motorway network. Bristol Airport, approximately six miles away, offers an extensive range of domestic and international destinations, further enhancing the area's outstanding connectivity.

Despite its excellent transport links, Bucklands Grove retains an unmistakably residential feel, where mature surroundings and a strong sense of community create a peaceful environment in which to enjoy family life. Combining the convenience of an exceptionally well-connected location with the charm of an established neighbourhood, outstanding schools and immediate access to beautiful countryside, Bucklands Grove represents one of Nailsea's most desirable residential addresses, offering a lifestyle that effortlessly blends town, country and city living.

ADDITIONAL INFORMATION

Tenure: Freehold
Council tax band: G (North Somerset Council)
EPC: C
Services: Mains gas, electric, water & drainage



1 BUCKLANDS GROVE

Bucklands Grove, Nailsea, Bristol, BS48

Approximate Area = 2032 sq ft / 188.7 sq m

Garage = 334 sq ft / 31 sq m

Total = 2366 sq ft / 219.7 sq m

For identification only - Not to scale

BS48 4PL



FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2366.00 SQ FT

COUNCIL TAX BAND : G

RECEPTION ROOM : 2

BEDROOMS: 5

BATHROOMS : 3

FREEHOLD





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