



## Larchwood

Cadbury Camp Lane, Easton in Gordano, Bristol, BS20 7SA



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**A rare opportunity to acquire one of Cadbury Camp Lane's most exclusive properties, with full planning consent granted for a 10,000 sq. ft family compound on a generous 2-acre level plot complete with a detached Coach House and fabulous gardens and grounds.**

Existing circa 3000 sq ft three-bedroom family house set in the middle of glorious gardens and grounds | Full planning consent for a new build circa 9,000 sq. ft family house with 4-car garage | Detached circa 1000 sq ft Coach House & garage with full planning consent to convert | Equally versatile for a "soft" refurbishment of the existing dwelling | Off-street parking for numerous vehicles | Gated entrance and elegant sweeping driveway | Mature gardens and grounds extending to a little over 2 acres | Standalone stable blocks | No onward chain | Planning ref: 23/P/2613/FUL (North Somerset Council) | EPC: F

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## 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 Larchwood present a truly unique opportunity to the market; quite possibly one of the last opportunities for a large (circa 2 acre) level plot in glorious gardens to fully demolish the existing house and create a truly stunning 10,000 sq ft family compound, to include the Coach House, complete with a four-car garage block and a home office suite above.

This would undoubtedly cement the house as one of the finest family houses in North Somerset offering a bespoke family home, utmost peace and privacy and an address associated with some of the very best in the county.

At present the existing house, approached by its elegant gated and tree lined drive, needs modernisation and repair; so a softer refurbishment program could equally be undertaken and a fine family home completed at the end of it.

Stretching to a little over 3000 sq. ft its generous proportions spill out from the rear into the gorgeous gardens, with additional staff / family accommodation possible across the driveway in the 968 sq. ft Coach House and Garage.

This would then make an ideal residence for a smaller family, or those looking to downsize the family house, but not lose the gardens.

Either way, Larchwood is a superb opportunity. The peace, privacy and sheer scale of the opportunity is not to be missed.

## Outside

Larchwood enjoys one of the very best gardens on the lane; completely level, very private and nestled amongst several of the most prestigious houses on the lane.

Wonderfully mature, the grounds have been beautifully kept, and with some soft, sensible landscaping could create a truly beautiful space; with an outdoor pond, wonderful gardens, level lawns, a small orchard and, subject to additional consent, space for an outdoor swimming pool & tennis court.





In addition, there are two stable blocks (which would go if using the full planning consent) but could remain for a purchaser looking for a softer, smaller scale refurb and could pivot to a home office, Pilates studio or den / summer house for the children or grandchildren.

Flanking the driveway is an incredibly useful Coach House and garage; a little under 1000 sq. ft and presenting further opportunity under both the full planning consent of smaller scale refurbishment.

*Services:* Mains water and electricity. Oil fired boiler and central heating system. Septic Tank and Soakaway Drainage System.

Up to 1800 Mbps of fibre broadband

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

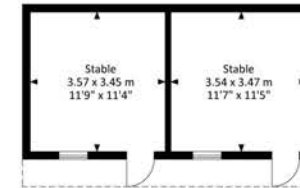
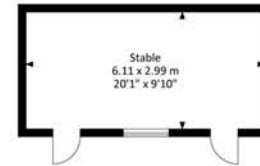
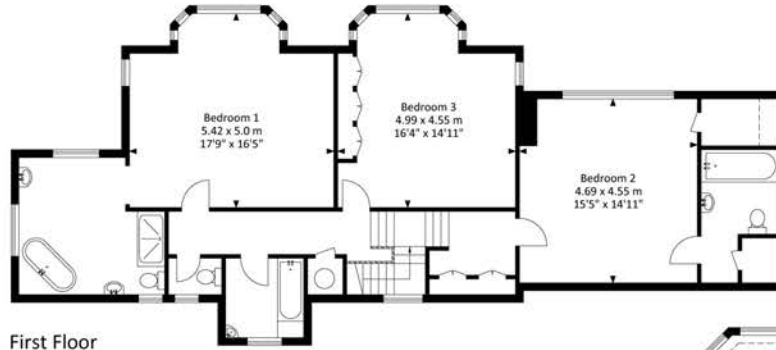
*Directions:* Post Code BS20 7SA

*Viewing:* Strictly by appointment with Rupert Oliver Property Agents

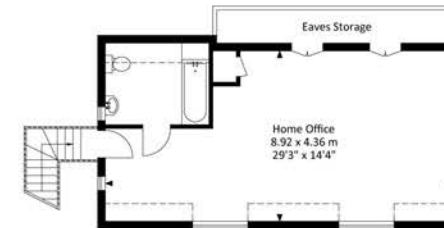


# Cadbury Camp Lane, Clapton in Gordano, Bristol BS20 7SA

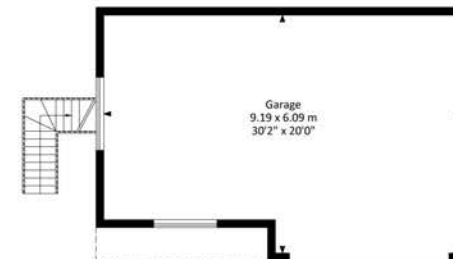
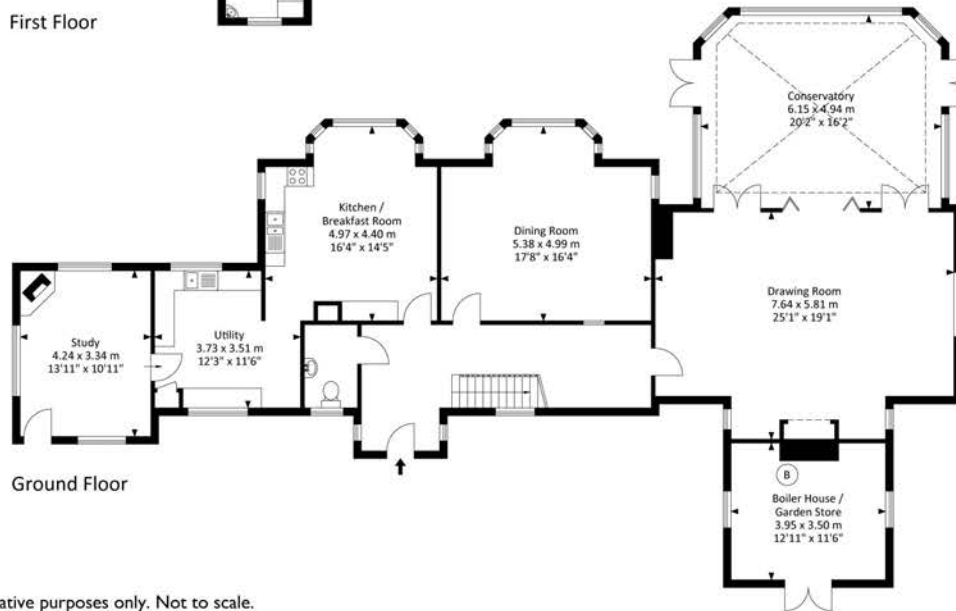
Approx. Gross Internal Area 3089.0 Sq.Ft - 287.0 Sq.M  
 Stables Area 462.0 Sq.Ft - 43.0 Sq.M  
 Garage Area 968.0 Sq.Ft - 90.0 Sq.M  
 Total Area 4519 Sq.Ft - 420.0 Sq.M



Stables



Garage First Floor



Garage Ground Floor

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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