



**Maple House, The Maples, Cleeve**  
**£800,000**





**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

This stylish former office building has been remarkably transformed into what is now a refined contemporary home which offers a generous, versatile footprint, perfectly suited to family life. This stunning detached family house sits within a private estate of just a handful of other designer homes, close to the rambling countryside of North Somerset and the popular villages of Backwell and Cleve.

The property is approached to the rear where you will find ample off-street parking for several vehicles and a single garage with power and light. A recently constructed porch adds style to the façade and leads you into a generous vaulted reception hallway with a handy cloakroom and store cupboard. On the ground floor you will find two excellent reception rooms and a fantastic open plan living/kitchen/diner. The first of the reception rooms is a sophisticated office/study/snug which features a stunning internal glass wall and a large south facing window, which not only showers the room with natural light but also casts light into the inner hallway.



On the opposite side of the hallway you will find a superb sitting room, perfect for movie night and relaxing in the evenings. To the end of the hallway lies the exceptional triple aspect living/kitchen/dining room, a spectacular room fit to grace any family home. To the front aspect you will find bi-folding doors that effortlessly flow the accommodation out to the delightful garden, and there is a second window to the side of the bi-folding doors and a large picture window to the side aspect which further illuminates the room.

The kitchen is fitted with high quality

The kitchen is fitted with high quality contemporary units with a contrasting Corian quartz counter top over, eye level Siemens ovens, a fridge, undermounted sink with hot tap, and a fantastic island unit with an induction hob, discrete pop up extractor and plenty of space for informal dining or simply chatting with friends and family over a glass of wine or a coffee. To the side of the kitchen is an incredibly useful utility room with a larder unit housing an upright freezer, Bosch washing machine and tumble dryer, and a second bowl sink.

The ground floor accommodation benefits from underfloor heating throughout, and you will also find stylish light fittings throughout the ground and first floor, and beautifully decorated rooms.

Moving onto the first floor you will find four individual bedrooms along with two superb bathrooms accessed off a cleverly lit hallway with the use of a number of ingenious light tunnels. The master suite sits at the end of the hallway and benefits from a walk-in wardrobe and an opulent en-suite bathroom with a designer suite including a walk-in shower cubicle with ceramic glazed metro tiles, wall hung sink with vanity unit below, high flush WC and a heated towel rail. The three remaining bedrooms share use of a chic family bathroom which features a freestanding bath, contemporary fixtures, walk in shower and wall hung sink and WC. A further feature of the first floor are the delightful views from the rear bedrooms out over the wooden hillside of Brockley Woods.





Outside, the rear garden has been skilfully landscaped to provide space for all the family to enjoy, this includes a large area of level lawn, smart Porcelain tiled sun terrace, raised sleeper beds to both the side and rear, and with a number of small trees and shrubs that will mature and improve the already excellent privacy over time, plus a useful door leading into the rear of the garage. The garden is fully enclosed by neat vertical slated fence panels.

**Situation:** The village of Cleeve in North Somerset is situated between Weston-super-Mare and Bristol, just off the main A370 with its associated public transport links. There is also a bus service to Clevedon. Bristol is within easy daily commuting distance, there is a mainline railway station at nearby Yatton, and Bristol Airport is a short drive away. Primary schooling is at nearby Court de Wyck school at Claverham and secondary schooling is at Backwell (much acclaimed). The village has local facilities incl. shops, pub, hairdressers, takeaways and a village hall. Sports facilities are available at Cadbury House a few minutes' drive away and there is beautiful countryside and lovely walks in the area including the stunning Goblin Coombe within a few minutes' walk.

**Directions:** Approaching from Bristol on the A370, pass Brockley Stores Farm Shop on your right-hand side. Continue along the road until you see a right hand turn for the Maples, the property can be found immediately on your left hand side. What3Words: ///crusted.gearing.signed

**Material Information:** This property operates on air source heat pump heating. Council tax band: TBC EPC Rating: TBC