



15 BACKWELL COMMON, BRISTOL, BS48 3NA





15 BACKWELL COMMON

BRISTOL BS48 3NA

- Over 5000 square foot
- Games room
- Double garage
- Excellent local schools
- Swimming pool
- Utility room
- Solar panels
- Chain free

SUMMARY

Occupying a generous plot within one of Backwell's most sought-after residential settings, this attractive and exceptionally well-maintained detached family home is offered to the market with no onward chain and presents an outstanding blend of space, versatility and leisure facilities, extending across two floors of beautifully balanced accommodation. An extensive private driveway provides parking for numerous vehicles and leads to a substantial double garage, while the galleried entrance hall immediately sets the tone for the quality and scale found throughout.

The ground floor has been thoughtfully designed to cater for both modern family living and large-scale entertaining. At its heart lies a superb kitchen and dining space, complemented by a separate formal dining room, elegant living room and comfortable snug. Further versatility is provided by a dedicated study, impressive games room, practical bespoke utility room and downstairs cloakroom, creating a home that effortlessly adapts to the demands of family life.

The first floor is equally impressive, offering five generous double bedrooms. The principal suite provides a luxurious retreat, complete with a dressing room and en suite bathroom, while two further bedrooms also benefit from private en suite facilities. A stylish family bathroom serves the remaining accommodation, ensuring exceptional comfort and convenience for both family and guests alike.

Outside, the property continues to impress. Beautifully landscaped level gardens provide an idyllic backdrop for outdoor living, with expansive lawns and seating areas allowing opportunity to enjoy this private and secluded haven. A particular highlight is the heated swimming pool, enclosed within a garden room structure that can be opened during warmer months to create a seamless connection between inside and out, allowing for year-round enjoyment and effortless entertaining. Further enhancing the property's appeal are fully owned solar panels, installed brand new between 2023 and 2024, with an impressive 10.5kW generation capacity and 28kW of battery storage. This high-specification system enhances energy efficiency, helps reduce running costs, and supports a more sustainable modern lifestyle.

Rarely does a property offer such a complete lifestyle package, combining substantial family accommodation, exceptional entertaining space and outstanding leisure amenities, all within one of North Somerset's most desirable villages.

LOCATION

Backwell Common enjoys an enviable position within one of North Somerset's most desirable residential settings, perfectly balancing the tranquillity of country living with exceptional convenience. The property is situated at the end of Backwell Common, near Station Road, and enjoys an outlook over the school playing fields. Nestled between the highly regarded village of Backwell and Nailsea, the area is characterised by attractive countryside, mature woodland and open green spaces, creating a peaceful and picturesque environment that continues to attract families, professionals and those seeking a more relaxed pace of life.

The surrounding landscape provides an abundance of opportunities for outdoor recreation. A network of footpaths, bridleways and country lanes meanders through the nearby countryside, offering superb walking, cycling and riding routes amidst some of the area's most attractive scenery. Residents can enjoy easy access to Backwell Lake, a local nature reserve renowned for its wildlife and waterside walks, while nearby parks, recreational grounds and open spaces further enhance the area's appeal for families and outdoor enthusiasts alike.

Education is a particular strength of the location. Backwell and Nailsea offer an excellent selection of primary schools, whilst Backwell School enjoys an outstanding reputation and is widely regarded as one of the premier secondary schools in the region. The area's strong educational provision has long been a key factor in its enduring popularity with families.

With its semi-rural character, everyday amenities are remarkably accessible. Nailsea town centre provides a comprehensive range of shopping facilities, including major supermarkets, independent retailers, cafés, restaurants and professional services. The neighbouring village of Backwell complements this offering with a selection of local shops, public houses, community facilities and sporting clubs, fostering a strong sense of community and village identity.

For those requiring access to the wider region, transport connections are exceptional. Nailsea & Backwell railway station is a convenient short walk away and provides regular direct services to Bristol Temple Meads, Bath Spa, Taunton and London Paddington, as well as convenient rail access to the South West coast for leisure purposes, including destinations such as Devon and Cornwall, making the area particularly attractive to commuters and those seeking coastal getaways. The nearby A370 offers straightforward access to Bristol city centre and the wider North Somerset area, whilst Junction 19 of the M5 motorway provides excellent connectivity to the national motorway network. Bristol Airport, located just a short drive away, offers an extensive range of domestic and international destinations, further enhancing the location's accessibility.

The combination of beautiful countryside surroundings, excellent educational facilities, comprehensive local amenities and outstanding transport links has established Backwell Common as one of the most sought-after addresses in North Somerset. It is a location that successfully delivers the best of both worlds: a peaceful village atmosphere with all the convenience and connectivity required for modern living, without suffering compromise.

ADDITIONAL INFORMATION







Tenure: Freehold
 Council Tax Band: G (North Somerset council)
 EPC: C (valid until 2036)
 Services: Mains gas, electric, water & drainage
 Broadband type Average download speed Availability
 ADSL Under 24Mbps 100%
 Superfast 24-100Mbps 92.3%
 Ultrafast 100-999Mbps 92.3%
 Gigabit 1000Mbps 92.3%

Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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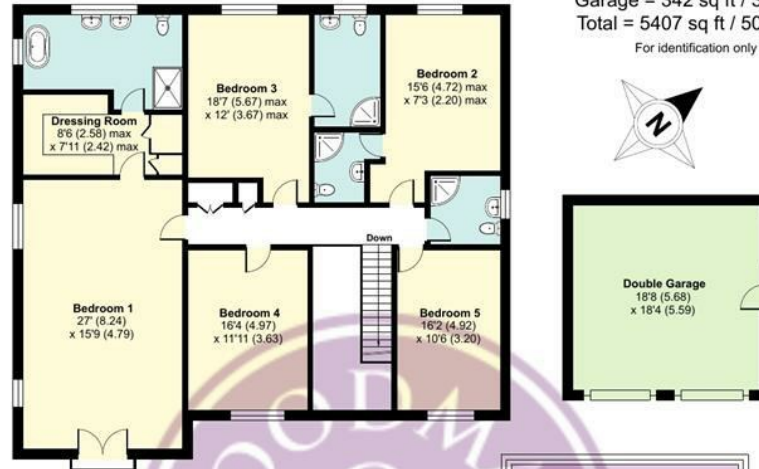
Backwell Common, Backwell, Bristol, BS48

Approximate Area = 5065 sq ft / 470.5 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 5407 sq ft / 502.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GOODMAN
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