

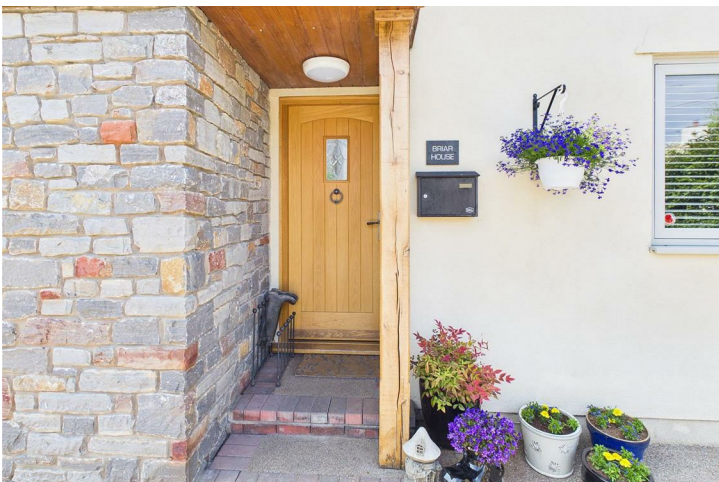
Back Lane Kingston Seymour BS21 6XB

£775,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 2239.00 sq ft
 Bedrooms 4	 Reception Rooms 3
 Bathrooms 3	 Warmth Air Source Heat Pump
 Parking Driveway & Carport	 Outside Landscaped Garden
 EPC Rating B	 Council Tax Band F
 Construction Standard	 Tenure Freehold

Constructed in 2016, Briar House is an exceptional detached home that the current owners have thoughtfully upgraded to create a stylish, energy-efficient modern eco-home. Benefitting from underfloor heating powered by an air source heat pump, solar panels, smart lighting and an integral vacuum system, the property combines contemporary technology with high-quality finishes throughout.

A welcoming entrance hall with an impressive oak staircase sets the tone for the accommodation, while tiled flooring flows throughout the ground floor. The L-shaped living room provides a cosy yet spacious reception area centred around a wood burning stove, while a separate reception room offers flexibility as a snug, playroom or home office.

Undoubtedly, the heart of the home is the beautifully re-fitted kitchen and dining room, featuring Quartz worktops, high-end integrated appliances and bi-folding doors opening onto the rear garden, creating an ideal space for entertaining and modern family living. A utility room and two cloakrooms complete the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms, two benefitting from en-suite shower rooms. The principal bedroom further enjoys a walk-in wardrobe, while a luxurious four-piece family bathroom serves the remaining bedrooms.

Outside, a resin driveway provides parking for several vehicles, with a side driveway leading to a gated carport. The rear gardens enjoy a sunny aspect and have been attractively landscaped with established planting, private seating areas and a large composite deck ideal for al fresco dining. A bespoke gazebo shelters a dedicated hot tub area, creating a perfect space to relax.

Kingston Seymour is a sought-after village nestled between Clevedon and Yatton, offering a strong sense of community alongside excellent accessibility. Local highlights include The Pear Orchard and Tiffin Cafe, while the property also falls within the catchment for the highly regarded Backwell School.







“An exceptional modern village home combining luxury, efficiency and beautifully designed family living.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water, and drainage. Air source heat pump.

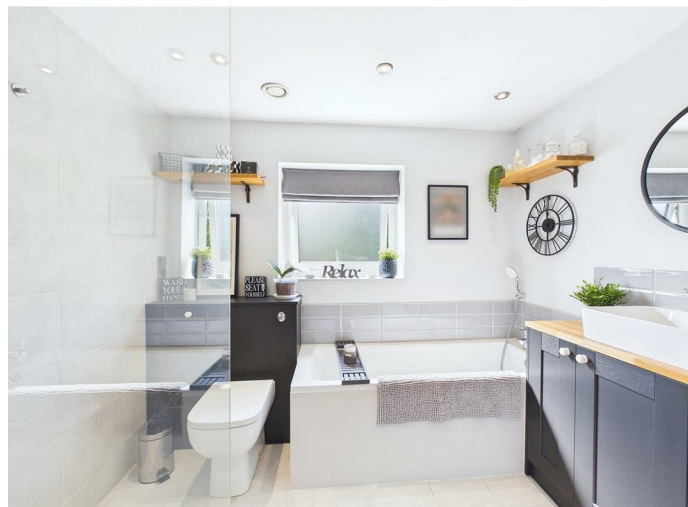
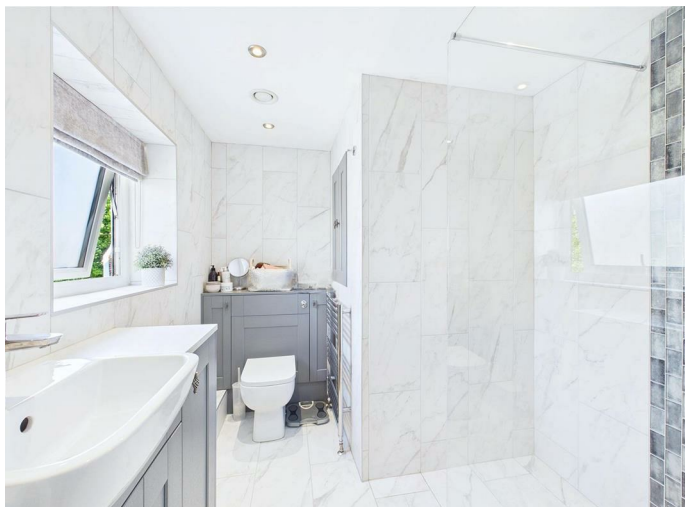
Solar panels - owned (currently no battery)

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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