



Hamilton House

Cadbury Camp Lane, Clapton in Gordano, Bristol, BS20 7SD



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An inimitable family home with an unparalleled specification set in 2.18 acre grounds on one of Bristol's most exclusive lanes.

Outstanding, modern family home totalling 7091 square foot | Expansive, south facing open plan kitchen living dining room with bi fold garden access | Dining room, drawing room, sitting room / studio | Principal suite with dressing room and full-length balcony | Four / five further double bedroom suites | Lower ground floor recreation level with two gyms and a games room | Underfloor heating, air conditioning, SONOS surround sound throughout | Wrap around terracing with Hydropool self-cleaning swim spa | Landscaped gardens and woodland totalling 2.18 acres | Carport and gated off-street parking for numerous vehicles | EPC: D

Situation

Cadbury Camp Lane is, quite simply, one of the most coveted residential addresses in the South West. Tucked away in an idyllic, semi-rural setting in North Somerset, this private lane is widely regarded as the most exclusive enclave serving Bristol—a discreet collection of substantial homes where privacy, space and outlook combine in rare harmony.

What distinguishes the lane is its exceptional balance of seclusion and accessibility. The boutiques, cafés and restaurants of Clifton Village are just a short drive away, as is Bristol City Centre. Nearby Clevedon adds further lifestyle appeal, offering a charming coastal setting with independent boutiques, cafés and restaurants. For travel further afield, Bristol Airport and the M5 motorway are both within easy reach, while direct mainline services to London from Nailsea and Backwell railway station make commuting straightforward.

Families are particularly well served, with The Downs Preparatory School quite literally on the doorstep. Bristol's outstanding range of schools are also within easy driving distance, reinforcing the area's strong appeal for those seeking educational excellence. Altogether, Cadbury Camp Lane represents a rare opportunity to enjoy refined country living with immediate access to the very best of Bristol and beyond.

For Sale Freehold

Hamilton House is an unparalleled contemporary country residence, completed in 2018 following the complete redevelopment of a former bungalow into an elegant villa-inspired home of remarkable scale and quality. Influenced by the timeless architecture of the Portuguese countryside, the property has been meticulously designed around light, volume and effortless family living, where beautifully proportioned open-plan spaces connect seamlessly with extensive south-facing terraces and landscaped gardens.







Occupying an enviable position on the south side of Cadbury Camp Lane, Hamilton House extends to a whopping 7091 square foot of beautifully appointed accommodation arranged across three floors, combining striking architectural design with exceptional craftsmanship and an exacting specification throughout. Underfloor heating and limestone flooring extends across every level, complemented by integrated SONOS surround sound and air conditioning throughout, creating a comfortable environment regardless of season. Approached via substantial electric gates, a sweeping gravel driveway winds through landscaped gardens, framed by mature olive trees, and provides generous parking for numerous vehicles. An impressive oak-framed entrance porch creates an immediate sense of arrival before a substantial front door opens into an expansive, circular reception hall.

The hall forms the architectural heart of the home. Flooded with natural light from an impressive, glazed roof lantern, this magnificent space features elegant limestone flooring, a graceful turning staircase with ornate balustrades rising through the house, and a striking contemporary chandelier which enhances the feeling of scale and grandeur. A generously proportioned cloak and boot room to the right offers excellent storage.

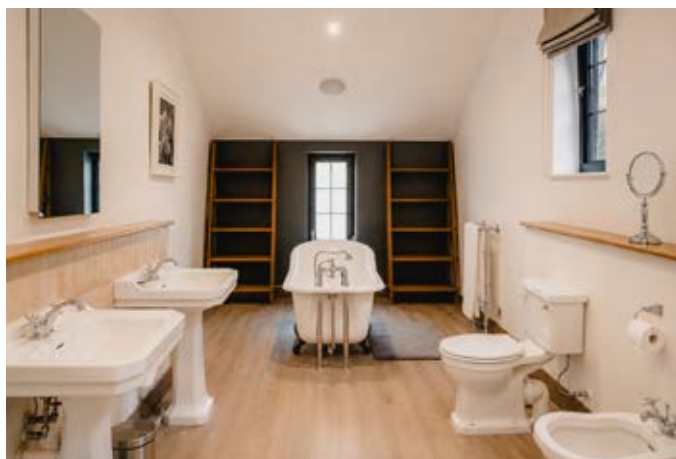
Three shallow steps descend into the principal living space; an extraordinary open-plan kitchen, dining and family room designed to maximise both natural light and the home's enviable south-facing orientation. Soaring ceilings, full-height arched glazing and expansive bi-fold doors create an effortless connection between the interior and the surrounding terraces, whilst integrated SONOS audio provides discreet entertainment throughout.

The bespoke kitchen has been thoughtfully appointed with timber worktops and an excellent range of premium appliances including an LG American-style refrigerator with ice and water dispenser, Rangemaster range cooker with five-ring gas hob, twin ovens, warming drawer and ceiling-mounted extractor, Bosch dishwasher and a Villeroy & Boch Belfast sink. Beyond, a generous utility room provides further storage, a second Villeroy & Boch sink, plumbing for laundry appliances and direct access to the gardens.

Flowing naturally from the kitchen, the dining and sitting areas create an exceptional entertaining environment with abundant room for both informal family living and large-scale entertaining. Uninterrupted access to the extensive south-facing terrace merges indoor and outdoor living seamlessly throughout the warmer months. An impressive open stone fireplace provides warmth during the cooler months and interlinks with a beautifully proportioned dual-aspect drawing room, enjoying full-height French doors opening directly onto the terrace. Bathed in natural light, the room provides a more intimate setting for relaxation while maintaining a strong connection to the gardens.

A substantial third reception / sitting room provides exceptional flexibility, equally suited as a home office, cinema room, music room, games room or studio. Adjacent is a beautifully appointed cloakroom fitted with Savoy sanitaryware. Positioned towards the front of the house, the formal dining room offers an elegant setting for entertaining. Large arched windows flood the room with natural light while there is ample space for gatherings of ten or more guests under stylish modern pendant lighting.

The ground floor bedroom accommodation is equally impressive. Three generous double bedrooms are arranged off the east wing of the house, each benefiting from integrated wardrobes and luxurious en suite shower rooms concealed behind pocket doors. Beautifully finished with Savoy





sanitaryware, illuminated mirrors and generous walk-in rainfall showers, these suites provide exceptional guest or family accommodation.

Ascending the magnificent staircase, the first-floor galleried landing leads to an outstanding principal suite via pocket doors. Full-height French doors open onto a private full-width balcony commanding beautiful views across the gardens and woodland beyond, whilst triple-aspect glazing and an elegant arched fanlight ensure exceptional natural light throughout the day. The suite is complemented by an impressive dressing room fitted with bespoke wardrobes. Beyond lies a luxurious dual-aspect bathroom featuring twin Savoy wash basins, illuminated mirrors, a freestanding roll-top bath, bidet and an expansive porcelain-tiled walk-in rainfall shower. Back off the landing, a second large balcony overlooks the front approach, while an additional first-floor bedroom enjoys dual aspects, integrated wardrobes and an equally generous en suite bathroom complete with freestanding bath, large walk-in rainfall shower and Savoy sanitaryware.

The lower ground floor continues the home's exceptional offering. Designed with wellness and recreation in mind, it incorporates two fully equipped gymnasiums dedicated to both aerobic and strength training. Featuring air conditioning, integrated SONOS audio, a wall-mounted television and bi-fold doors opening directly onto the spa terrace, this level provides facilities rarely found in a private residence.

A large shower room serves the gym complex, while an expansive games room with French doors to the gardens creates an ideal teenage retreat, additional entertaining space or creative studio. A second utility room provides plumbing for further white goods and excellent storage. Two substantial plant rooms house the biomass heating system, Megaflo hot water cylinder, underfloor heating manifolds and the property's comprehensive HVAC infrastructure.

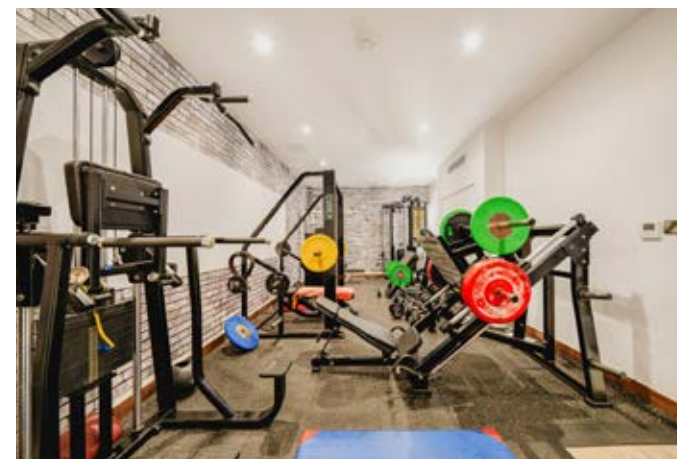
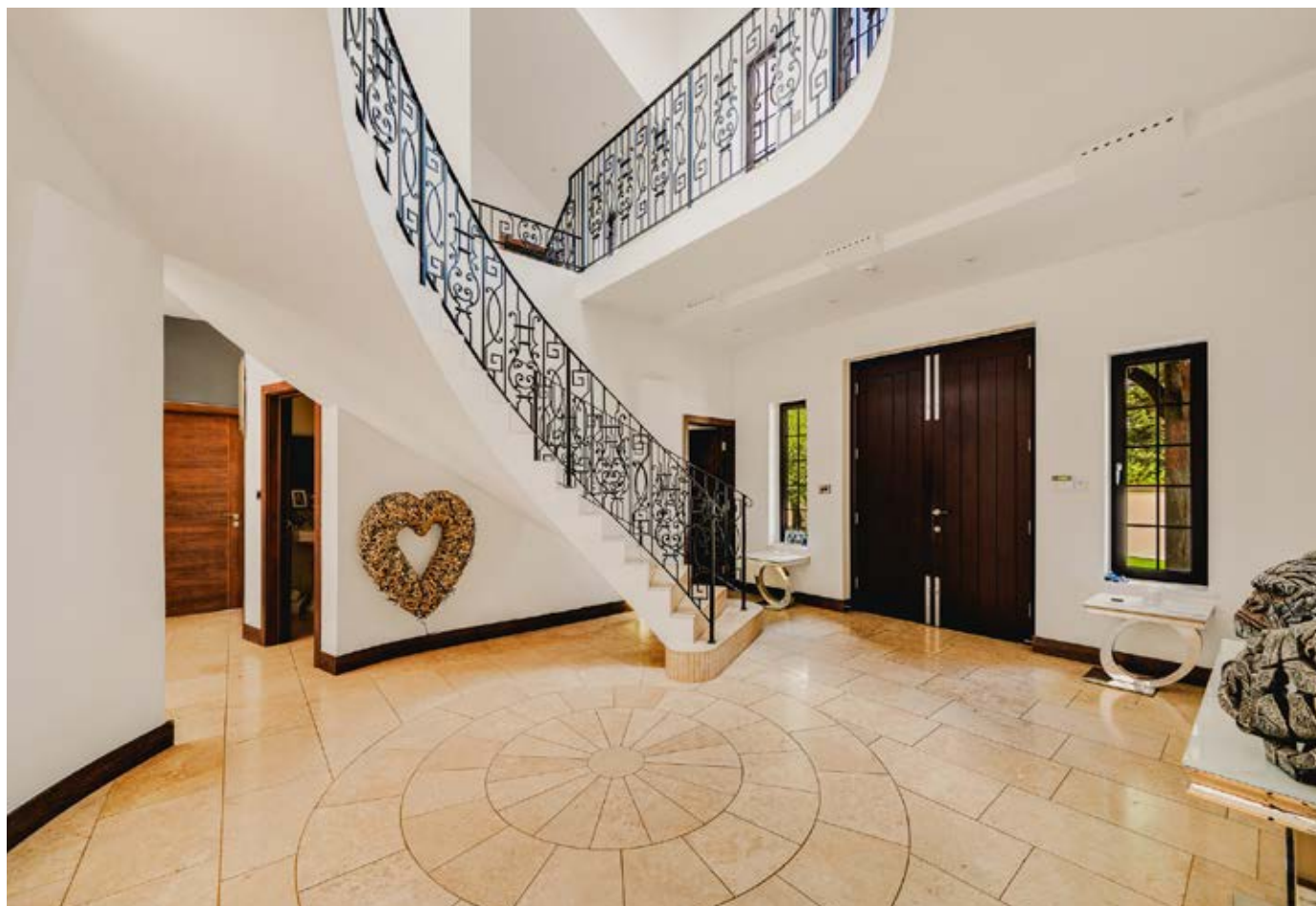
Outside

Hamilton House has been designed as carefully as its interiors. The extensive south-facing terrace extends directly from the principal reception rooms, providing an exceptional setting for outdoor dining, entertaining and relaxation against the backdrop of the beautifully landscaped gardens and woodland encompassing 2.18 acres in total.

Elegant flights of steps descend to lovely level lawns and an undulating grass knoll, offering an ideal space for children to play. Beyond, a mature laurel hedge gently separates the formal gardens from the beautifully maintained woodland, subtly illuminated to create a wonderfully tranquil setting after dusk.

Wrapping around the house, the terraces continue to a private wellness area featuring a Hydropool self-cleaning swim spa incorporating both a resistance swimming lane and integrated hydrotherapy spa, discreetly positioned adjacent to the lower ground floor gymnasium. A substantial adjoining store completes this area.

To the front, a substantial oak-framed carport provides covered parking for two vehicles, while generous external storage is provided by two large adjoining stores and a kennel. CCTV operates throughout. Combining timeless architectural elegance with outstanding modern specification, Hamilton House represents an exceptional family residence where sophisticated design, luxurious comfort and effortless indoor-outdoor living combine in one of the area's most desirable settings.



Services

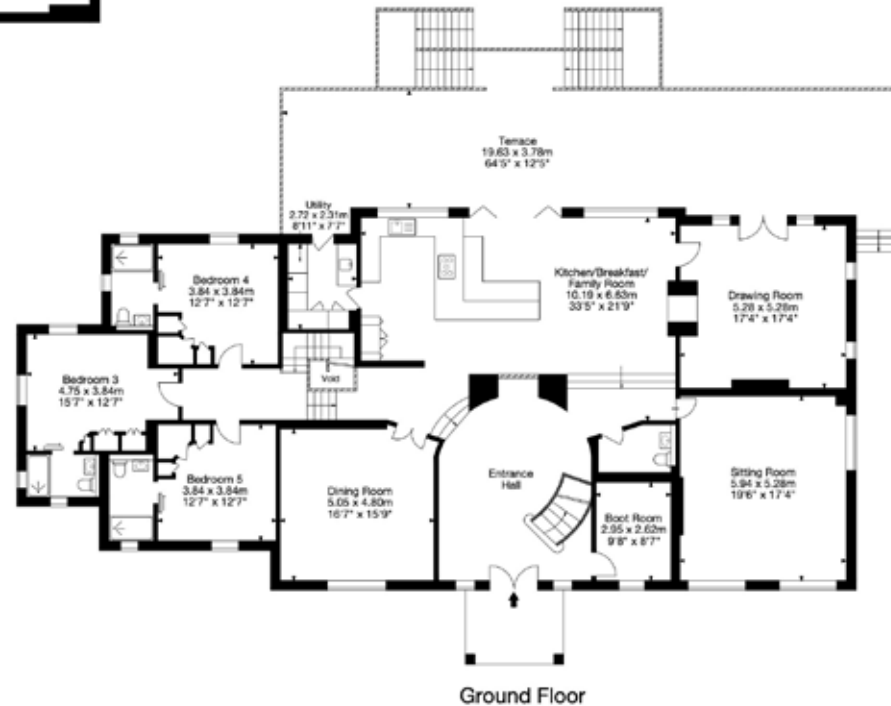
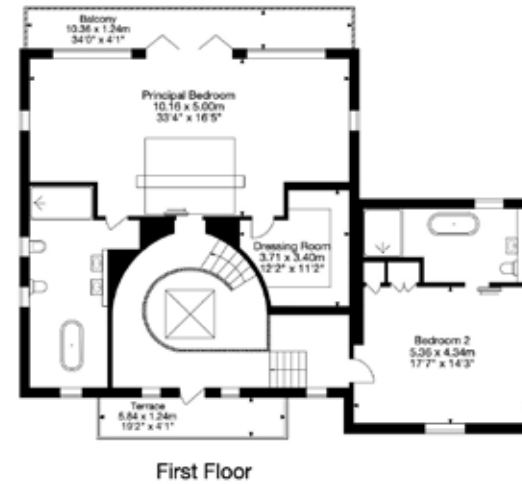
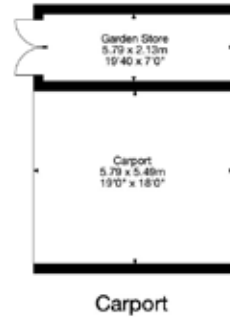
Septic tank, biomass boiler, mains water and electricity.

Local Authority

North Somerset Council: 01934 888888 | Council Tax: Band G

Directions: Post Code: BS20 7SD

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Gross Internal Area (Approx.)

Main House = 611 sq m / 6,575 sq ft

Carport = 48 sq m / 516 sq ft

Total Area = 659 sq m / 7,091 sq ft

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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