



Dragons Lair
Chipping Sodbury | Bristol | Gloucestershire | BS37 6SE

STEP INSIDE

Dragons Lair

Once inside, you are greeted by a light-filled, modern hallway with underfloor heating and a stylish glass walkway, setting the tone for the rest of this contemporary home.

At the heart of the property is the stunning bespoke kitchen, fitted with top-of-the-line integrated appliances. The large central island is not only a culinary hub but also features USB ports for convenience. From here, the open-plan layout leads seamlessly into the spacious living and dining area. The focal point is a modern wood burner that adds warmth and charm, while bi-folding doors flood the space with natural light and offer access to the expansive patio. This layout is perfect for entertaining or simply enjoying the peaceful countryside views.

A separate utility room comes fully equipped with Samsung appliances, storage, and an electric Velux roof light, providing both practicality and natural light.

The principal bedroom is a haven of luxury, complete with bi-folding doors that open to stunning views of the gardens. It features bespoke fitted wardrobes and a luxurious ensuite with a slipper bath, walk-in shower, and motion-sensor lighting. Two additional double bedrooms, each with their own ensuite bathrooms, also enjoy the same spectacular garden views via their own bi-folding doors.

On the lower ground floor, two additional bedrooms with built-in wardrobes are bright and airy, with large windows that bring in plenty of natural light. A stylish family bathroom provides further comfort and privacy for family or guests.

No contemporary home is complete without a dedicated entertainment space, and this property offers a bespoke cinema room, complete with a built-in bar and two wine fridges. It's the perfect space for movie nights or hosting friends. The office is designed for working from home, featuring custom cabinetry and ample connectivity to ensure productivity in a serene setting.





SELLER INSIGHT

“ When the present owners discovered a two acre plot of land within a private walled garden, they knew they had found the perfect site to build their stunning new home, Dragon's Lair. The build began in twenty thousand and twenty and was finished a year later.

The front of the house is glass, with bifold doors allowing views that sweep across the garden to the rolling countryside beyond and pull natural light into all the rooms. It is very much an inside outside home where the owners say you always have idyllic views of herons and pheasants in the garden, with sheep and horses contentedly grazing in neighbouring fields. Perhaps the greatest pleasure is taken from the radiant sunsets and the ever changing skies. It is an idyllic setting and gives the house a great wow factor.

The interior was designed to give a spacious, elegant and comfortable ambience. The streamlined, bespoke kitchen had to answer the needs of the keen cooks in the household; and open to the dining area and lounge it is the busy, sociable centre of the home. A novel and charming feature is the glass floor in the hallway which enables you to look down to the basement cinema room, which with its own bar is great for parties and film nights.

The house is a real party pad with enough room for the whole family to stay over the Christmas period and where the patio and garden are ideal for summer games and barbecues.

The upper patio runs the entire length of the house and is where the family relax, whilst the lower patio has two dining areas, with a built in barbecue, and is ideal for larger groups. At night the garden lights and the warm glow from the house create a magical atmosphere and as you sit by the fire pit under a blanket of stars you savour these very special and unique surroundings.

This tranquil hideaway is only five minutes' drive to Chipping Sodbury High Street, and a ten minute drive to the local shopping centre at Yate with its supermarkets, cinema, gym, pool, pubs and restaurants. It is also conveniently situated a short distance from the M4 there are easy links to Bristol and Bath and easy access to London.

The owners say they will miss the views and watching the ever changing seasons from every room and the matchless charm of the house that is tucked into the landscape and offers a superb lifestyle. They take away many happy memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

Dragons Lair

Externally, the property continues to impress. Dragons Lair is approached via an electric gated entrance that opens to a large gravel driveway, offering substantial parking.

A large patio runs the length of the house, ideal for alfresco dining and summer gatherings. The lower patio offers additional space, including a built-in BBQ, seating areas, and a raised decking area perfect for lounging. The grounds are complemented by two outbuildings, raised beds, and comprehensive security, including CCTV and outdoor lighting.

The 2 acres of land provide plenty of space and include a large pond.

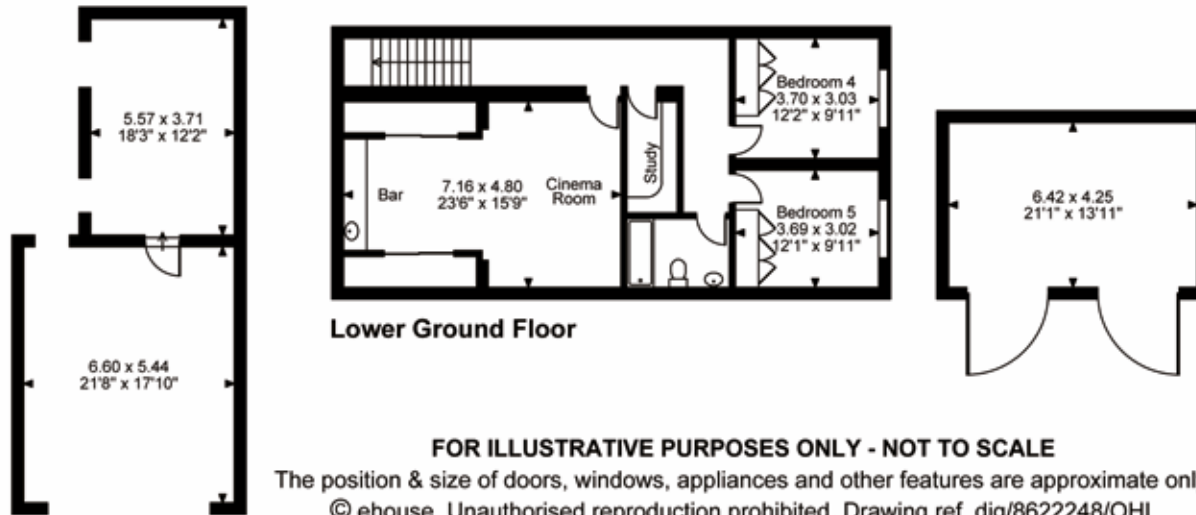
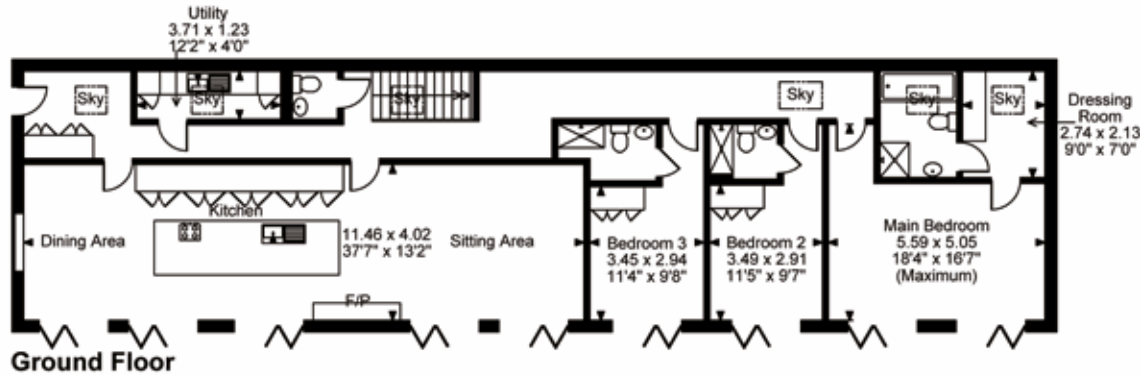
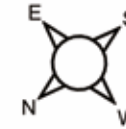
Directions:

What3Words://format.prep.skip





Dragons Lair, Chipping Sodbury, Bristol
Approximate Gross Internal Area
Main House = 2741 Sq Ft/255 Sq M
Outbuilding = 915 Sq Ft/85 Sq M
Total = 3656 Sq Ft/340 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
 Council Tax Band: G



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