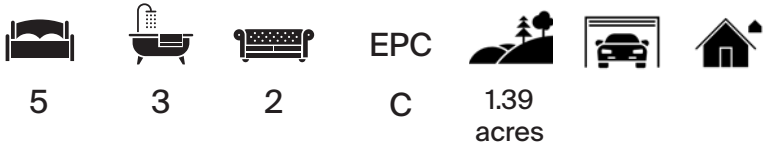


Woodlands, North Somerset



Spacious detached single-storey dwelling, situated in a park like setting with impressive approach.

Bristol 8.7 miles, Backwell Rail Station 2 miles, Bristol Temple Meads Rail Station (London Paddington) 8.5 miles, M5 (J19) 8 miles, Bristol Airport 2 miles, Cribbs Causeway Regional Shopping Centre 14 miles
(all distances are approximate).



Woodlands

Woodlands is situated in a lovely and hidden setting along Backwell Hill and although it is rural, it is not isolated. The property is approached through an electric gate over an impressive sweeping drive with lawn and mature trees on either side, creating a park-like setting. It was built in the 1970s and the present owners purchased Woodlands in 2005 when they made alterations to the interior. It is extremely well maintained and is a wonderful family home. In 2018, a new boiler was installed. In 2018, an excellent bespoke kitchen by Wren was fitted, and the roof was replaced.

The accommodation is intelligently arranged, with an inner hall separating the living accommodation from the bedroom wing. All rooms have a lovely view over its private grounds. The open plan sitting/dining room, which was once two rooms, has a stone fireplace fitted with a log burning stove and overlooks the garden. Double doors open to the conservatory and further double doors open into the kitchen/ breakfast room. The well designed kitchen with tiled floor, which has an outlook to a backdrop of woodland, is extremely well fitted and integrated appliances include two ovens, hob, extractor and tall refrigerator. A stable door opens into the utility room.

The bedrooms are arranged off an inner hall. Both the principal bedroom and guest suite each have a dressing area fitted with purpose-built solid wood cupboards and drawers, and en suite bath/shower room. There are three further double bedrooms and a family bath/shower room.





Gardens and grounds

Woodlands is approached through an electrically operated farm gate which opens onto an impressive long sweeping drive, with lawn on either side. The drive continues past the property and leads to an area of parking behind, suitable for a large number of vehicles.

The grounds are a delight. Either side of the drive is a large expanse of level lawn interspersed with mature trees creating a park-like and hidden setting. Trees include Paper Bark Maple, a magnificent Cedar, Silver Birch, Ornamental Weeping Pear and Weeping Beech. There are many mature shrubs including black stem Hydrangea, Camellias, Sorbus and Ceanothus. There are many flowering plants including Aubrieta, well stocked flower beds and borders, and the garden is planted with spring bulbs. Fruit trees include Apple, Plum, and Crab Apple. There is a kitchen garden, a Hartley Botanic greenhouse and a pond. In all about 1.39 acres.

Outbuildings

Situated around the parking area is a superb and attractive architect designed cedar clad workshop and integral double garage, with an overhang along the front elevation. It has potential of converting into ancillary accommodation or home office, subject to any necessary planning consents.

Lying adjacent is a further cedar clad building comprising a large enclosed 832 sq ft barn, storeroom, open store, and outside WC.

Property information

Services Main water, and electricity connected to the property. Oil fire central heating. New boiler installed in 2018. Private drainage. Broadband provided by BT. In addition Solar panels supplying electricity and hot water.

Local Authority: North Somerset Council : Tel : 01934 888 888

Directions: From the St Andrews Church direction, Backwell Hill is at the top of Cheston Combe. The entrance to Woodlands is seen along on the right hand side, after about 0.1 mile, opposite woods.



Approximate Gross Internal Floor Area

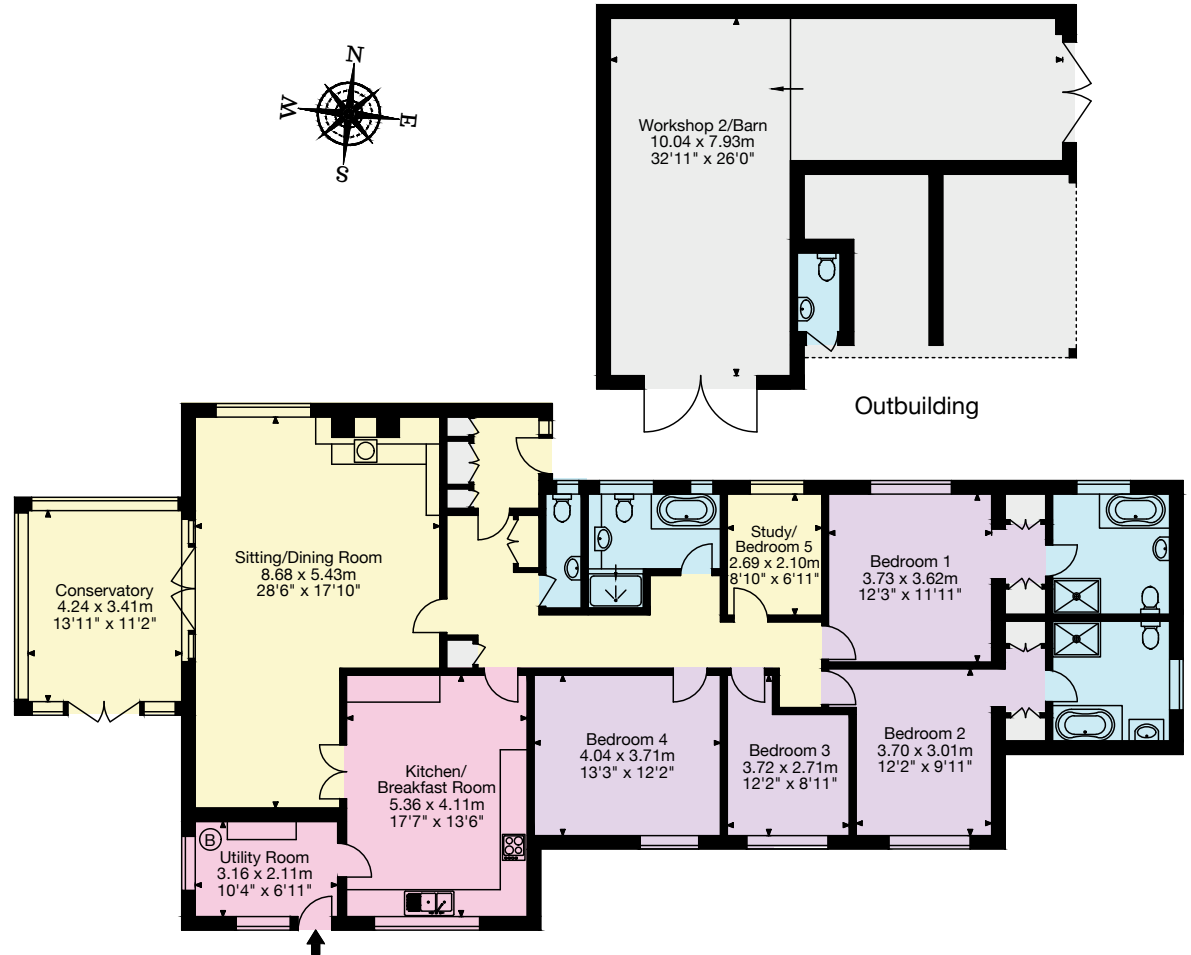
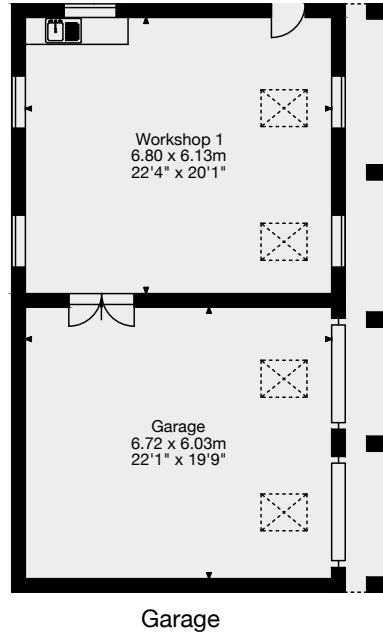
Main House = 198 sq m / 2,218 sq ft

Garage/Workshop 1 = 85 sq m / 912 sq ft

Outbuilding = 77 sq m / 832 sq ft

Total Area = 360 sq m / 3,872 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Bristol
Regent House
27A Regent Street
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
0117 317 1996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2022. Photographs and videos dated February 2022.

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