



Redwood, Backwell, North Somerset

An attractive detached bungalow adjoining farmland, set back from Church Lane, with extensive views for miles to wooded hills and towards the Bristol Channel.

Summary of accommodation

Ground floor Entrance vestibule | Reception hall | Sitting room | Study/bedroom 4 | Kitchen/breakfast/dining room | Utility room | Principal bedroom with en-suite shower room | 2 further double bedrooms | Family bathroom | Shower room/cloakroom

Outside Established gardens | Terrace with glazed balustrade | Decking | Detached double garage

Private parking | Amazing views

Distances

Bristol 8 miles | Backwell Village .05 mile | Bristol Airport 3 miles | M5 (J19) 7.0 miles
Cribbs Causeway Regional Shopping Centre 13.2 miles | Nailsea & Backwell Rail Station 1.4 miles (Distances are approximate).

The Property

Backwell is a very popular and thriving village with a strong community about 7 miles southwest of Bristol. Redwood is situated in the much-favoured Church Lane adjoining farmland, just south of the church. It has stunning views from the rear of the property and garden over miles of countryside towards wooded hills and the Welsh coast. From the rear garden there is a view to the church tower.

Redwood is set back from Church Lane. It has an attractive elevation of natural stone and is believed to have been built in the 1970's. The property has been designed so that the principal rooms take advantage of its setting and views. From the entrance vestibule, double doors open into the reception hall. Off the reception hall to the right is the study/bedroom 4 which overlooks the front drive and garden. There is a shower room/cloakroom neighbouring the study/bedroom 4. The sitting room has a central stone fireplace fitted with a coal effect gas fire and sliding patio doors open to the





terrace with superb views. The open plan kitchen/breakfast/dining room is well fitted with units and integrated appliances including a hob and oven. From the dining area, large French doors open out to a gravelled courtyard area and has a lovely view across to wooded hills. There is a large utility off the kitchen. The principal bedroom, which has an en suite shower room, has views over the garden towards the Welsh coast and there are two further double bedrooms and a family bathroom.

Outside

Redwood is approached over a private road off Church Lane giving access to its drive which provides parking for four to five cars, in front of a detached double garage with an electrically operated roller door.

The front garden is laid principally to lawn and is part walled, with a large rose bed. The rear garden adjoins farmland and has extensive open views to the Bristol Channel. The raised terrace with glazed balustrade, outside the sitting room, has steps leading down to the garden with lawn and borders planted with roses and lavender. At the lower area of the lawn there is a decked area which has been especially designed to watch the setting sun in the west and adjacent stone steps lead down to a grassed area with mature fruit trees including apple, pear and greengage. There is also a lovely outlook up to the church tower. The gardens and grounds are one of the many stand out features of this wonderful home.

Directions (Postcode BS48 3JJ)

When on Church Lane, pass the church on the right hand side and follow the road around. The private access to Redwood is seen on the right hand side, on a left hand bend, before the junior school.

Property information

Local Authority: North Somerset Council Tel : 01934 888 888

Council Tax Band: F

EPC: E

Guide Price: £895,000

Services: All main services connected. Mains gas ducted warm air central heating. Broadband provided by BT. Double glazed windows installed by the present owner.



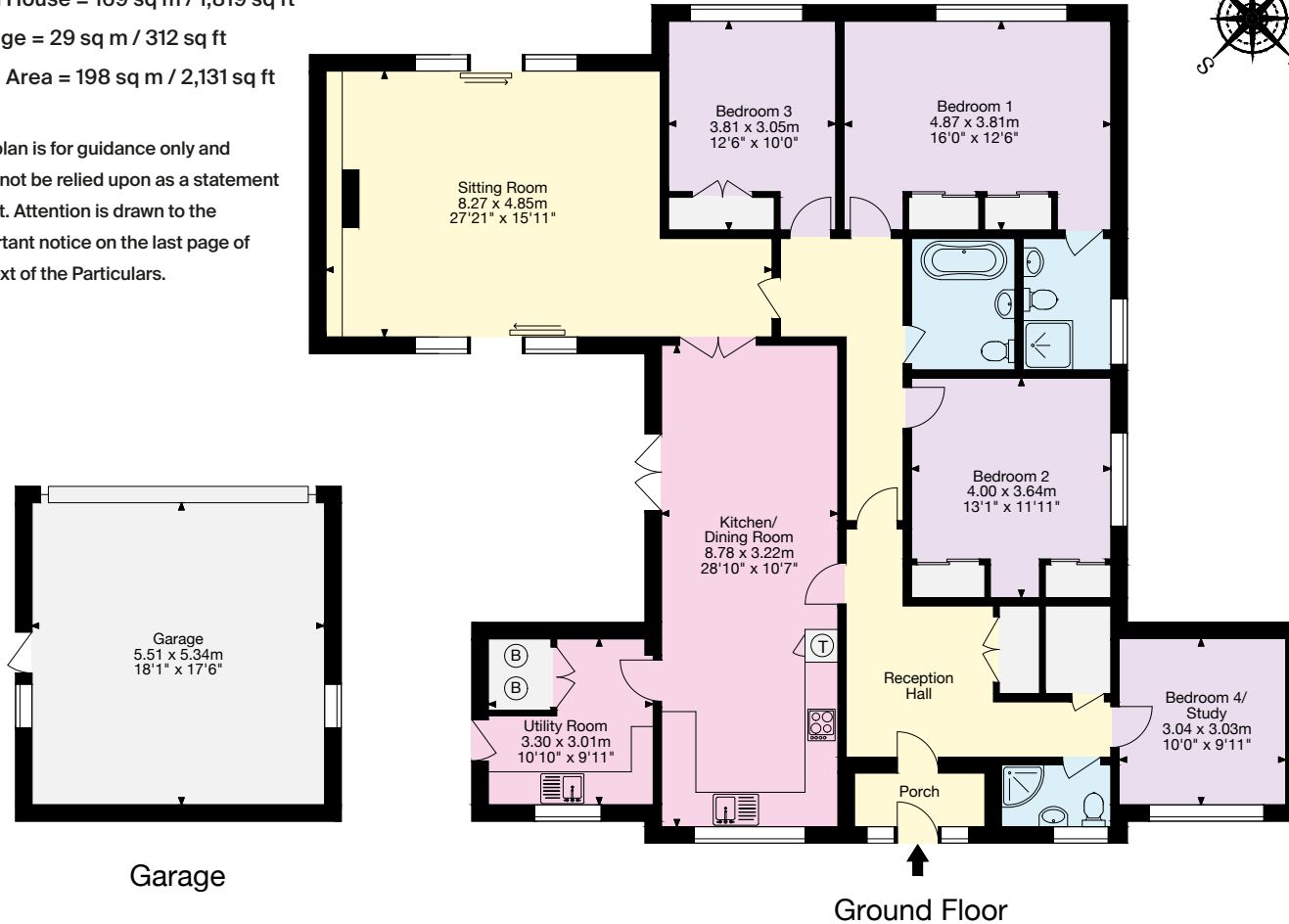
Approximate Gross Internal Floor Area

Main House = 169 sq m / 1,819 sq ft

Garage = 29 sq m / 312 sq ft

Total Area = 198 sq m / 2,131 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.



Garage

Ground Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

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I would be delighted to tell you more

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Particulars dated October 2023. Photographs and videos dated October 2023.

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