

Bucklands Lane, Nailsea, North Somerset

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A detached Victorian house situated at the end of a private road in a quiet corner position set against a backdrop of woodland.

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## Summary of accommodation

**Ground Floor** Reception hall | Sitting room | Dining room | Family room | Study  
Kitchen/breakfast room | Utility room | Cloakroom

**First Floor** Principal bedroom with en-suite shower room and two walk-in wardrobes  
3 further double bedrooms | Family bath/shower room | Large attic suitable for further accommodation, subject to the necessary consents

**Outside** Detached double garage | Parking for a number of cars | Established private gardens

## Distances

Backwell 1 mile | Bristol 9.5 miles | Nailsea & Backwell Rail Station .03 mile (direct links to Bristol and London) | Bristol Airport 5.6 miles | M5 (J20) 7 miles | Nailsea Town Centre 1 mile  
Clevedon 7.5 miles | Cribbs Causeway Regional Shopping Centre 12.3 miles  
(Distances are approximate).

## The Property

7 Bucklands is situated at the end of a short no through private road in a most attractive corner setting against a wooded backdrop. The views from the first floor bedrooms are lovely and extend across to wooded hills.

The property was built circa 1903. The present owners purchased the property in 2002 when in need of updating and have carried out a number of improvements including rewiring, re-plumbing and installing double glazed windows. All period features remain and have been sympathetically restored. There are moulded ceiling cornices, the original oak staircase and internal doors have been stripped and new oak floors have been laid. The adjoining garage was converted into an excellent bespoke kitchen/breakfast room, opening to the garden.







A log burning stove was installed in the breakfast area and appliances include a Belling Cook Centre with double oven and hob, fridge, freezer, microwave and dishwasher. There is a central island and a matching dresser.

The sitting room and dining room are lovely light rooms and each have a bay window and solid oak floor. The sitting room has a fireplace fitted with a log burning stove. The study and family room look out over the pretty rear garden.

The principal bedroom is very large, has two walk-in wardrobes and an en-suite shower room with plumbing to easily install a bath on the blank wall. There are three further bedrooms and a contemporary bath/shower room. Two of the bedrooms face east and have an outlook across to wooded hills. There is a large landing and access to a very spacious attic that could be converted into further living accommodation, subject to the necessary consents.







## Outside

The property is approached over a drive providing parking for two cars in front of a detached double garage with single up and over electrically operated roller door. In front of the house there is further gravel parking which continues around to the south side of the house providing additional parking, if required.

The rear garden is very private and faces west, with a south aspect. Spanning the width of the rear of the house, and accessed from the kitchen/breakfast room, is a paved area ideal for entertaining. There are attractively planted flower beds and borders. Steps lead down to an expanse of lawn with shaped, well-stocked borders and are well screened by high trees. Behind the garage is a log store and concealed bin area.

## Directions (Postcode BS48 4PJ)

When in Bucklands Lane drive to the end. Number 7 is seen on the left with the garage seen immediately ahead.

## Property information

**Services:** All mains services connected. Gas fired central heating. Double glazed windows. Broadband provided by BT.

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

**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** D

**Viewing:** Strictly by appointment only with agents Knight Frank.



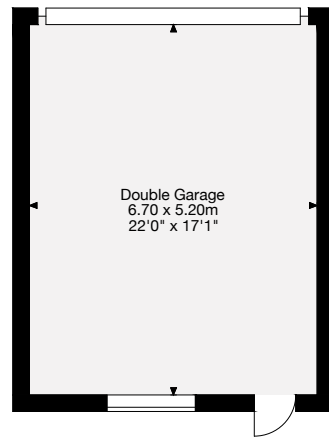
**Approximate Gross Internal Floor Area**

Main House = 218 sq m / 2,346 sq ft

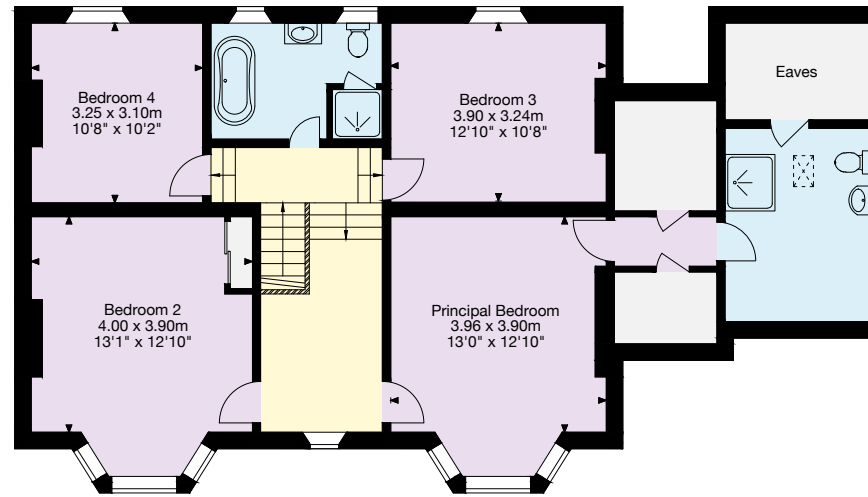
Garage = 35 sq m / 375 sq ft

Total Area = 253 sq m / 2,721 sq ft

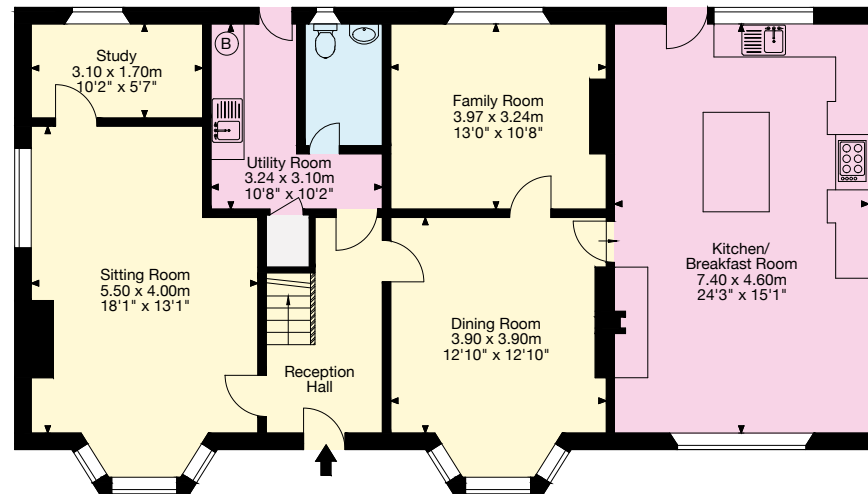
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



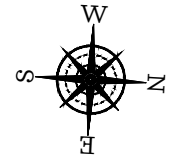
Garage



First Floor



Ground Floor



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Particulars dated July 2023. Photographs and videos dated July 2023.

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