

A two-story white house with a bay window and a gravel driveway with cars. The house has a white exterior with dark brown window frames. A satellite dish is mounted on the wall. The driveway is paved and has a gravel area. A black car and a silver Mercedes-Benz are parked. The sky is blue with white clouds. There are green trees and bushes in the background.

A stunning 5 bedroom family home dating from the 1920's with beautiful accommodation and exceptional gardens in a superb position.



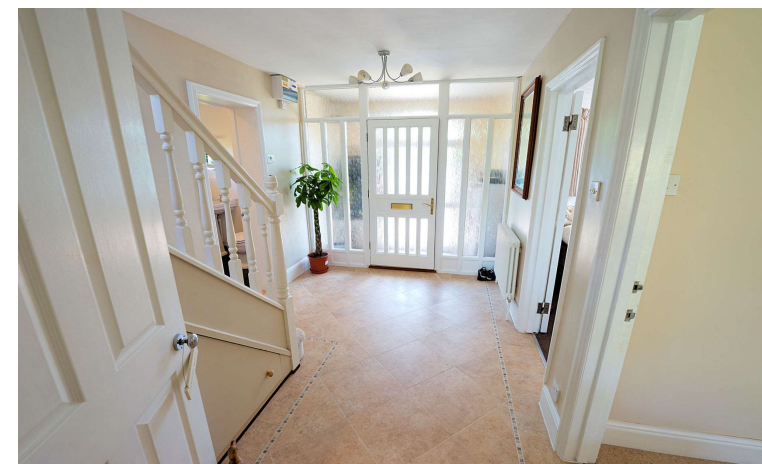
9 Mayfair Avenue, Nailsea, North Somerset BS48 2LR

£675,000 - Freehold

This property is exceptional in so many ways including the lovely airy space afforded by the classic 1920's design, the presentation that is extremely good throughout, the extent of the accommodation with 5 excellent bedrooms and the size of the gardens with a charming mature formal garden and a large separate grower's garden with appropriate outbuildings.

An outstanding family home that is ideally placed in a quiet, safe no through lane, a prime address in 'Old Nailsea' that is so well placed for the schools and the town centre while being away from any busy roads and far removed from any areas of new development. The avenue was mostly developed from the mid 1920's and this house stands at the head of the lane in probably the best plot here.

There is a pretty outlook along the avenue past the distinctive Lutyens inspired listed cottages orné on the left with the eye drawn away to Backwell Church and the hillsides of Backwell Down away in the distance. From within the views are even more extensive and from the upper floor of the house there are panoramic views that reach out beyond Nailsea to the coast and mountains of Wales. However, the views are certainly not the principal feature of the property, the particularly attractive living space is going to be a big attraction and the gardens are a real surprise too.





The house is extremely well proportioned, a factor that is obvious from the smart traditional vestibule porch which opens to the bright and very pleasing reception hall. Here there is an immediate feeling of space and calm with easy neutral colour schemes. The classic panelled doors leading off take you to all main ground floor rooms, usefully a large cloakroom – shower room is arranged to one side and the staircase rises to the first floor and above.

The bay sitting room (above) at the front is a charming room of very good dimensions with a tasteful fireplace feature, picture rails, high ceilings - a theme that continues throughout the original rooms and a lot of natural light from the broad three panel bay window.

Next you enter a large family room - living room that overlooks the formal rear garden with French windows leading out to the terrace and lawn. Again, there is a fireplace with a living flame gas fire inset while the archway adds interest to the room and frames the outlook.

The double aspect kitchen dining room is amply proportioned and fitted with a full range of contemporary Shaker style cabinetry that suits the house very well and offers masses of storage. There are a series of built-in appliances including an inset hob with a chimney hood above, while the dual aspect adds a further feeling of light and space. A French window opens to the terrace and lawns at the rear and a door leads to a utility room with plenty of appliance space and a door that leads in turn to the courtyard garden at the side of the house.

The first floor accommodation is equally comfortable with three lovely double bedrooms and a great family bathroom with shower and dressing area and a further bath 'bathing annexe' creating huge space.





On the landing a picture window allows views over the playing fields of Nailsea school and far past them to the hillsides of Wraxall a few miles away, then a continuation of the staircase climbs up to the second-floor landing that opens to two further bedrooms.

The second-floor accommodation is not at all compromised with good headroom, and two ample bedrooms, one arranged as a study – playroom and the other a larger double bedrooms with extensive views available from both rooms, one to Backwell Down and the other all across the town and surrounding countryside to the coast and abroad.



Outside:

The house stands the head of this lovely avenue which by consensus is the most characterful lane in Nailsea.

The access is good, and the drive provides plenty of parking with a broad gravelled forecourt arriving at a large detached garage.

A gate at the side of the house opens to a sandstone paved courtyard area at the side of the house that is screened by a mature Beech hedge and a variety of specimen shrubs and bushes that follow through from the side of the drive.

The courtyard forms a pathway to the matching paved terrace which continues across the back of the house and surveys the level formal lawn that enjoys sunshine all day being south and west facing and making the terrace the perfect place to enjoy a glass of milk or something right into the late evening. The garden is screened by a wide variety of established trees and fully enclosed by timber panel fencing. A gate at one side of the terrace opens to a path and through another gate to the absolute surprise at number nine.

The Growers Garden:

Here there is a substantial area of level garden that has been an absolute joy for the present owners of the house for over 20 years. The garden is large enough to combine a play area with lawn, garden sheds and a greenhouse, an space for Chickens if required, a nature garden with a newt Pond and wild meadow area. The soft fruit and vegetable garden is very productive and there are espalier fruit trees too. This garden is enclosed by high quality Badger proof fencing (vital for growers) that also provides good privacy. This piece of land has intrigued many and we understand been coveted by several neighbours for many years so, if you ever tire of this enormous space then perhaps a sale to one or more of the neighbouring properties will reduce your holding but fill your coffers. However, as one this property is more attractive to most.

The Area:

Part of the appeal of Mayfair Avenue beyond its super prime appellation is its unique nature in Nailsea with some of the most appealing period properties standing here in this pretty enclave off already highly desirable and much aspired to Ash Hayes Road.

Many residents of Nailsea have no idea that Mayfair Avenue exists as it is often passed by without a second look but enter and you will be delighted. Part of the appeal of the avenue is how convenient it is to every amenity and open parkland with remarkably easy access on foot (without hills) to the town centre where there is a good selection of shops including large Waitrose and Tesco supermarkets, independent and national retailers, a bank, doctors, dentists, a leisure centre and gym.

In Nailsea there are a host of clubs and societies for all ages and interests with Tennis, Badminton, Bowls, Ruby, Cricket, Croquet and Football to mention just a few of the sporting facilities available. The schools in Nailsea are a further draw with good schooling from nursery provision graduating to infant junior and a choice of secondary schools between Nailsea and Backwell.

For those travelling further afield an excellent bus service is accessed from all over Nailsea and for trains Nailsea and Backwell station provides links to Bristol, Bath, Cardiff and London (Paddington) and is just half a mile away. The Sustrans cycle network offers access to Bristol, which is just 8 miles away, while road connections to the other larger centres in the area are good and Bristol airport is under 7 miles away, but Nailsea is not under any low-level flight paths excepting the odd hot air balloon which is actually fantastic spectacle that will very often be seen from this house.





Tenure: Freehold and free from any ground rents.

Services & Outgoings: Mains water, gas, electricity and drainage are connected. High speed and Superfast cable (up to 1gb or better download speeds) broadband services are available. Gas fired central heating with radiators. Double glazing.

The house is rated as Band E. Very reasonable given the overall size and extent of the property with a Council Tax liability of £2,133.62 for 2022/23 before any discounts are applied.

Energy Performance: An energy performance certificate has been commissioned and as soon as the results are available we will publish details. We are anticipating an efficient rating of circa D-65, better than the national average for England and Wales. The full certificate will be available on request at info@hbe.co.uk by the 31st July 2022

Photographs: See more images on our web site at www.hbe.co.uk

Our London Property Exhibitions:

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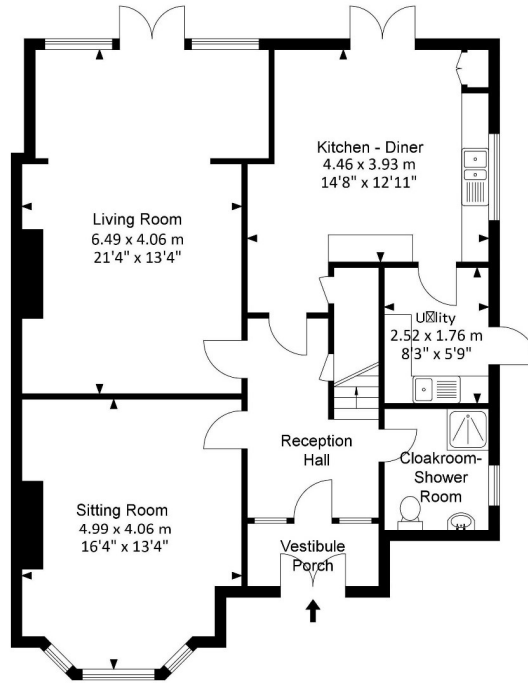


VIEWING:

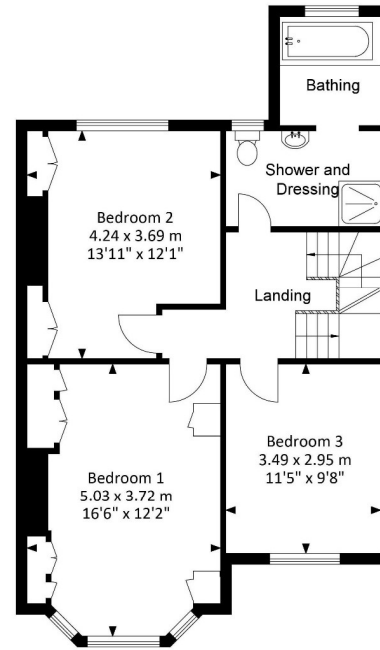
Only by appointment with the Sole Agents:
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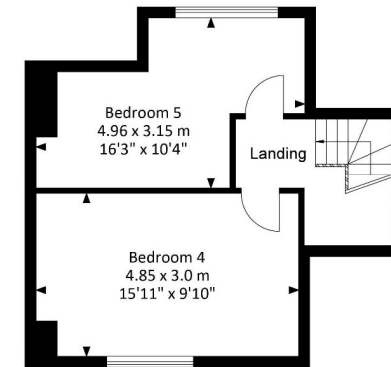
Approx. Gross Internal Area
1929.70 Sq.Ft - 179.30 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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