

An outstanding 5 double bedroom individual home that enjoys the prime position in this very desirable enclave, a prestigious location in Nailsea that is well placed for all amenities.

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PEOPLE & PROPERTY

Three Olives Garden, Station Road, Nailsea, Somerset BS48 4PD Offers in the region of £1,150,000 - Freehold

A beautifully designed individual detached 5 double bedroom home of character standing in the commanding position within an enclave of distinction with a particularly attractive, established walled garden and the added attraction of a fabulous garden cabin - a retreat, a home office or games – playroom.

This fine property stands as a testament to luxury living in an exclusive gated community of three tailored houses. Since its inception, this property has remained under the careful stewardship of the present owner, a director of the original highly regarded development company that built the house and the two neighbouring homes. Positioned to perfection, Broseley House benefits from a private south westerly and west facing aspect to the rear, ensuring days are bright and evenings are bathed in the soft glow of the setting sun and the design embodies the pinnacle of architectural finesse and modern luxury fitting to the location and style of the equally individual immediate and less immediate neighbouring homes.

While the house has now reached its majority at twenty-one years old the property has undergone a series of enhancements, reflecting a commitment to excellence and contemporary living making an early century house still feel contemporary. Among its notable features are the brand-new high performance anodised Aluminium double-glazed windows and a lacquered Copper front door that is due to be installed in May 2024, adding a touch of elegance to its already impressive classic facade. The bathrooms, refashioned with high-specification fittings, exude sophistication, while the handcrafted solid Oak kitchen cabinets redefine bespoke luxury.





The superb specification includes the introduction of an 'Aquitiere' water filtration system that underscores the blend of functionality and high-end design. Moreover, the house incorporates many advanced energy saving features and exceptional insulation standards that were well ahead of 2003 building regulations, a factor that is not, as usual, reflected by an almost farcical standard Energy Performance Certificate which is merely based on a set of standard assumptions revolving principally around the age of the house and the standards that its speculatively built estate type contemporaries might have been built to.

More accurately the present owner's actual energy bills demonstrate how easily run this house is and these documents can be inspected by an intending purchaser when viewing.

Accessibility is a key aspect of the house's allure, with highly regarded local schools, public transport routes, and the mainline railway station within easy reach. The nearby parks, woodland and the Nature Reserve and Lake at Backwell offers a serene escape, just a stone's throw away.

The House:

The property unfolds with a spacious and very welcoming reception hall leading into an expansive double aspect sitting room with a traditional open hearth fireplace, a study conducive to contemplation, and a stunning open plan kitchen – dining and family room that is arranged to take full advantage of the outlook over the lovely, level rear gardens with a sweep of bifold doors taking the living space out to the full width terrace.



The kitchen area is complemented by a utility room and a custom designed larder cabinet with a cloakroom off the inner hall that also opens to the integral garage.

The upper level is graced by a principal bedroom accessed from the upper hall by a brilliantly illuminated gallery. There is an en-suite shower room and the second bedroom also has an en-suite. Three further double bedrooms and a family bathroom complete the inventory of first floor rooms and the bathroom epitomises luxury with its freestanding, roll top claw-foot bath among other high quality fittings.

Externally, the property excels with a rear garden that is a private haven of tranquillity, featuring landscaped areas with mature planting, ornamental ponds, and a beautifully conceived and executed home office that marries functionality with pleasing aesthetics. The frontage of the property is accessed via remote-controlled gates, leading via an extensive private road with part shared access and a block-paved driveway that concludes at the **Double Garage**, equipped with a remote-controlled electric door, lighting and power.



Fixtures and Fittings:

The high quality fixtures and fittings are immediately evident but well thought out features such as the smart home lighting and power point control system adds to the convenience and efficiency of the house.

Please also note that given the relocation move with no onward chain delays some items of furniture may also be available by separate negotiation.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band G

Energy Performance Certificate:

The house was rated at a very good C-69 for energy efficiency in 2020 however, further improvements have been made since that time and any new assessment is likely to improve that rating further. The full certificate is available on request by email.

The Town:

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practises, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well supported monthly farmers market and periodic food festivals too.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.

Photographs:

See more photographs on our web site www.hbe.co.uk

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Mortgages & Finance:

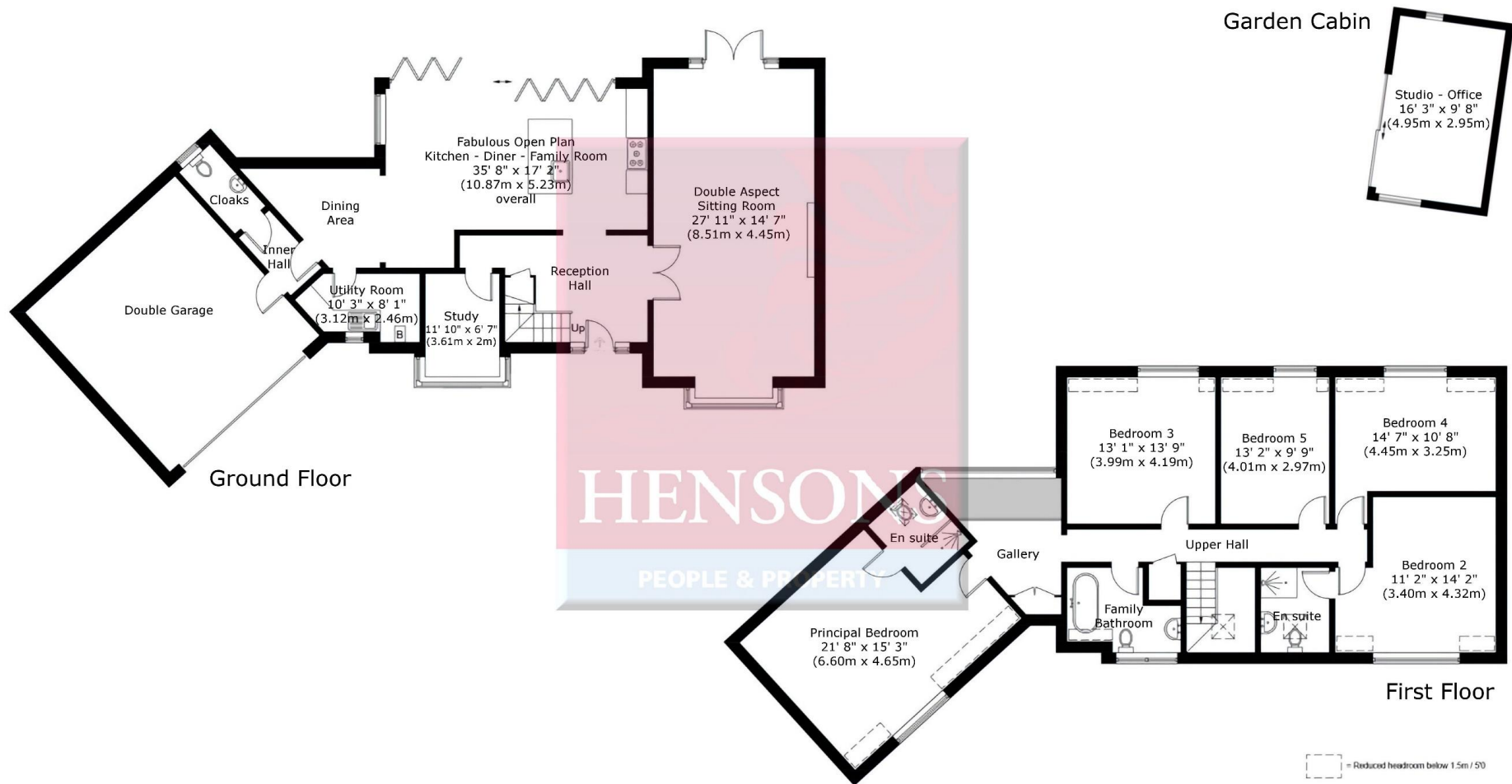
There is a bewildering array of funding options for this property which is traditionally constructed and so fully mortgageable. There is also an even more bewildering choice of Mortgages if that is indeed your preferred funding option. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

VIEWING:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030







The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2024



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