



3 Cherry Tree Court
Ham Lane, Kingston Seymour, Clevedon, BS21 6XE

Robin King | Estate Agents

3 CHERRY TREE COURT, HAM LANE, KINGSTON SEYMOUR, CLEVEDON, BS21 6XE

A substantial 4 double bedroom family home with ample parking and a double garage, and a charming rear garden in a select development in a popular North Somerset village location, within the catchment area for popular schools and convenient for nearby transport connections

Approx 2,354 sq ft well planned, high quality accommodation including generous living accommodation and 4 spacious double bedrooms (2 en suite) • Double garage and ample parking • Charming, well planted rear garden • Thriving village community with active village hall providing many social, exercise and community facilities • Within school catchment for Yatton primary schools and highly regarded Backwell School • Yatton station 2.2 miles – Paddington from 114 mins • M5 Jct 20 Clevedon 4.2 miles • Bristol Airport 9.9 miles • Central Bristol 15.9 miles (all approx.)

Cherry Tree Court is a select development of just 5 executive houses, constructed 22 years ago by Hawkeley Developments Limited. Number 3 has been a much-loved family home since new and provides spacious, well planned and beautifully appointed accommodation including 4 double bedrooms (2 en-suite), in a quiet location with a charming rear garden.

Upon entry one is immediately struck by the generous proportions of the property, with a wide entrance hallway and 2 sets of double doors opening into the sitting room and the dining room. The ground floor is characterised by solid wooden doors and solid oak floors, with a very spacious office overlooking the front, which could also be used as a family room/snug. The dual aspect sitting room is wonderfully light and airy, with views over the front to one end and through the 2 glazed doors to the other that open onto the wide dining terrace and garden beyond. The stylish hearth with inset wood burner is a highlight of the room. The generous dining room accommodates a large table and also has wonderful views over the charming rear garden, and a useful door into the kitchen/breakfast room.





The kitchen/breakfast room is another highlight of the property, fitted with a comprehensive range of wall and base units and a peninsular unit with sink. Integrated appliances include a dishwasher and fridge and there is a large electric range-style cooker with overhead extractor. There is space for a large breakfast table and French doors open onto the wide dining terrace, ideal for alfresco dining and entertaining. The generous utility room off the kitchen has space for a washing machine, tumble dryer and fridge/freezer and a stable door provides useful access to the side of the property, where there is an oil-fired boiler and the oil tank. Near the stairs is the useful downstairs cloakroom, and a good under-stairs storage area.

The 4 double bedroom accommodation is arranged around a central landing, with the dual aspect principal bedroom an extremely generous size, with views over the front and rear of the property and a smart en-suite bathroom with a bath with glazed screen and shower over. There is another en-suite double bedroom, with a shower and 2 further double bedrooms, off one of which is a large hobbies/games room above the garage, which has heating and Velux windows to the rear and could also provide an office to work from home. There is a useful airing cupboard on the landing and a smart family bathroom.

Outside – there is parking for 3 cars in addition to the double garage, which is currently arranged as a workshop and has a useful rear door leading to the side of the property. The front garden has a “cottage” feel, with raised beds enclosed by sleepers. A side gate provides access to the charming rear garden, which has been lovingly created and tended with great care and attention. To the end is a gravelled area with raised beds, a greenhouse and a shed. A nearby trellis supports espaliered pear and plum trees and neat symmetrical beds divide the lawn, planted with an interesting range of shrubs and plants providing shape and colour throughout the year. Running along the left hand side of the property, including the rear garden, is a drainage rhine that provides a wonderful wildlife habitat. Neatly planted borders to the other side of the garden include a good selection of established shrubs and mature plants.



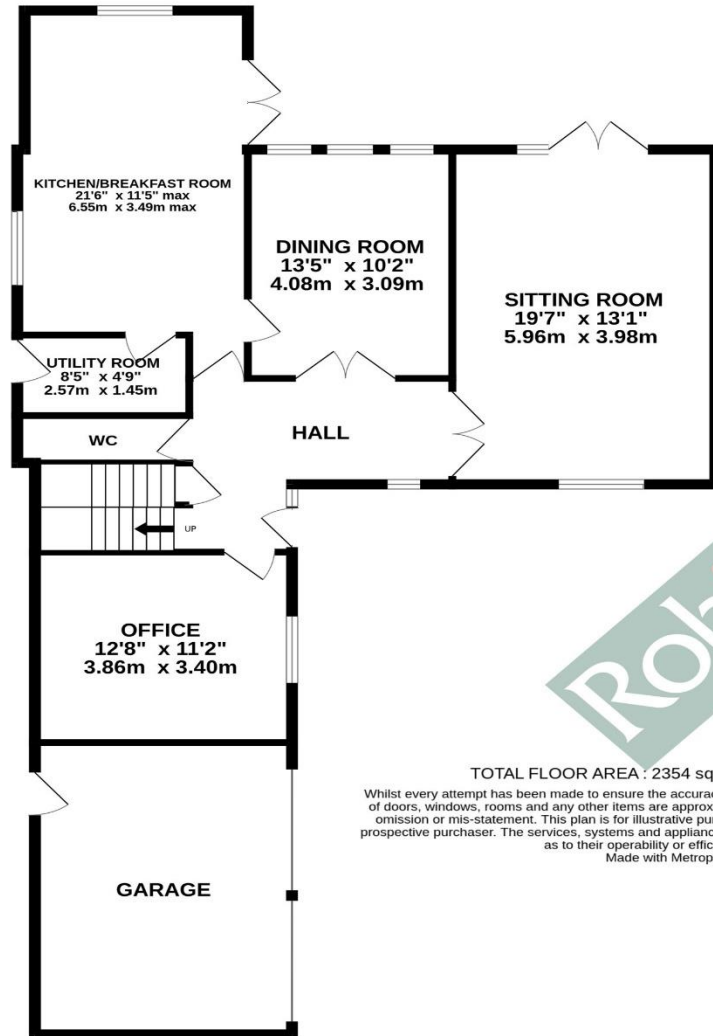


LOCATION – Cherry Tree Court is a wonderful setting for families; to date only 2 of the 5 properties have changed hands since the development was completed. Within the catchment area for Yatton infant and primary schools and Backwell School (both currently served by school bus services) and Winner of the 'Best Kept Village Award' on several occasions and previous holder of the 'National Community Village' Award, Kingston Seymour will certainly appeal to those looking for a small but friendly community. The village hall provides many facilities including a weekly post office, Saturday market, village pub, quiz and party nights and activities and clubs including dancing, skittles, bridge, a flower club and a toddler group. There is a regular mobile library service, eating opportunities at Tiffin Café and The Pear Orchard, along with well stocked fishing lakes, one including a petting zoo. Ideally suited to the country lover with surrounding farmland walks and cycle routes, Kingston Seymour is well served for the commuter, being within 4.2 miles of Jct 20 of the M5 motorway and mainline railway services available within 2.2 miles from Yatton station (Temple Meads from 16 mins, Paddington from 114 mins). A good range of shopping and recreational facilities are available nearby in Yatton, Clevedon and Nailsea.

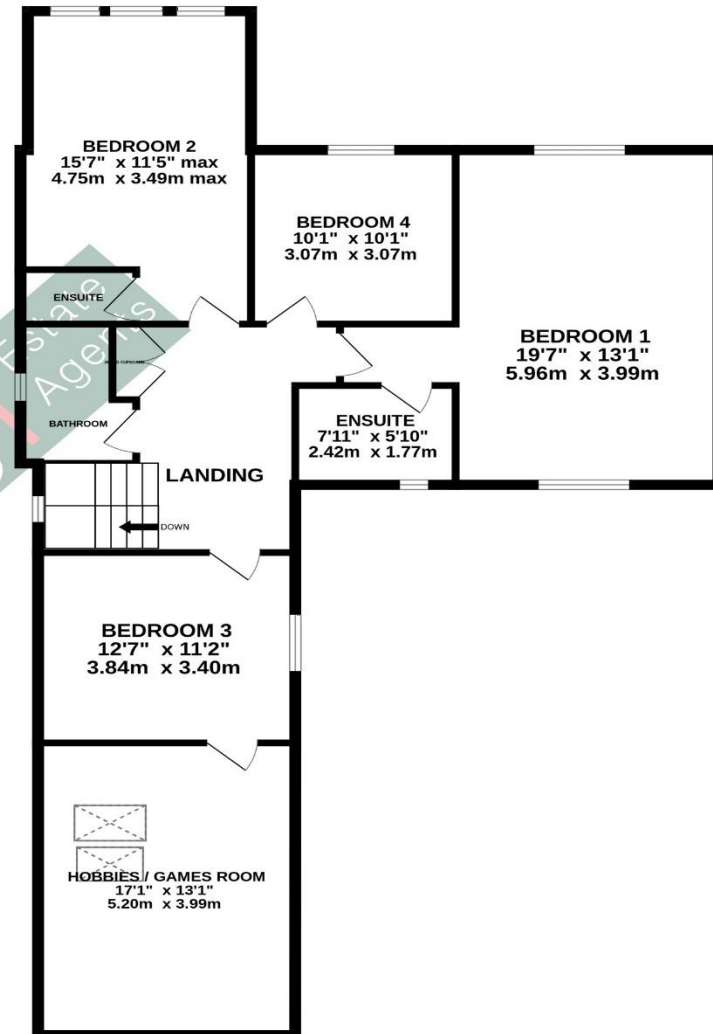




GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 2354 sq.ft. (218.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road and at the Smallway traffic lights turn left onto the B3133 towards Yatton. Continue along the B3133 through Yatton village, and on towards Clevedon, turning left just after The Bridge pub/restaurant, onto Lampley Road (signposted Kingston Seymour). Continue along Lampley Road for approx. 0.8 miles, over the M5 motorway, and keep left onto Ham Lane. Having passed the church on the left, then the Old School House, just after 2 further properties on the left is a left turning onto Cherry Tree Court. Number 3 is in the far left corner of the small development.

SERVICES – Mains electricity and drainage, oil fired central heating

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band G** £3,234.32 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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