



Laurel House
2a The Paddock, Banwell, North Somerset, BS29 6DH

Robin King | Estate Agents

LAUREL HOUSE, 2A THE PADDOCK, BANWELL, NORTH SOMERSET, BS29 6DH

A newly built, 5 bedroom, 3 bathroom detached home finished to an extremely high specification, with spacious and flexible living accommodation, garage and off-street parking, set on a generous plot in a tucked away location in the popular and well connected village of Banwell

APPROX 2,830 SQ FT OF FREE-FLOWING FLEXIBLE SPACE • 5 DOUBLE BEDROOMS • 4 RECEPTION ROOMS • 3 BATHROOMS (2 EN-SUITE) • SPECTACULAR KITCHEN/DINING ROOM WITH VIEWS OVER THE GARDEN • EXCEPTIONAL PRIMARY SUITE WITH DRESSING ROOM AND EN-SUITE • OAK DOORS COMPLEMENTED BY FRESH TONES THROUGHOUT • HIGH QUALITY FIXTURES AND FITTINGS • FULLY INTEGRATED SOLAR PANELS • UNDERFLOOR HEATING THROUGHOUT DOWNSTAIRS • CLOAKROOM • IN CATCHMENT AREA FOR WELL REGARDED PRIMARY AND SECONDARY SCHOOLS • WORLE STATION WITHIN 5.9 MILES – PADDINGTON FROM 120 MINS • BRISTOL AIRPORT 9.5 MILES • ACCESS TO M5 WITHIN 5.2 MILES AT JCT 21 • NO ONWARD CHAIN

A rare opportunity to buy a unique new build home which has been beautifully finished and provides free-flowing, spacious and flexible family accommodation. This impressive home is located in a friendly, quiet tucked away cul-de-sac in the popular village of Banwell.

Great care has been taken in the build and execution of this project, which is evident right through from the thoughtful planning of large spaces to the immaculate tonal walls, oak doors, Karndean flooring and quality fittings and fixtures. All this detail helps to create a stylish, bright, contemporary home whilst maintaining a sense of calmness and warmth. In addition, modern technology including an air source heat pump, solar panels plus double-glazed doors and windows creates impressive energy efficiency, more important now than ever before.

The front door with elegant porch welcomes you into a spacious hallway with downstairs cloakroom. To the left is the sitting room; a large airy space which has views to the front garden and a contemporary recessed fireplace with a multi-fuel stove. Oak pocket doors open to a further reception room with doors to the garden ensuring it is flooded with light; this room lends itself to being a playroom/sun/garden room.





Seamlessly connecting the indoors with outdoors bi-fold doors open out from here on to a porcelain paved dining terrace - perfect for entertaining friends or an alfresco meal.

Double doors to the right lead straight through to the spectacular kitchen/dining room with underfloor heating. This well-planned space has modern contemporary British built units with five-piece solid ash shaker style doors, designed by 'The Kitchen Den' with Indigo blue full height units complemented by a contrasting island in soft grey incorporating a breakfast bar. Messina quartz worktops complete the premium finish. As you would expect with a property of this quality, top end integrated appliances have been installed, a double oven, a steam fan microwave and warming drawer, induction hob, dishwasher, full height refrigerator, boiling water tap, in addition to a stylish wine cooler fridge. A large area for a breakfast/dining table overlooking the garden gives access to a pantry and a generous utility room fully fitted with matching worktops, complementary units, an integrated freezer, and space for both a washing machine and dryer. Doors from here give access to both the garden and large integrated garage.

A further spacious reception room overlooking the front of the property completes the fantastic free-flowing ground floor space that has been designed with flexibility to make it ideal for entertaining.

Stairs from the hallway take you to the first floor which offers 4/5 bedrooms, all beautifully finished in calming natural tones. First to the left is the spectacular primary suite. A huge bedroom with countryside views is complimented by an equally spacious dressing area and en-suite bathroom. This luxurious space has a real feel of a spa with dual heated towel rails and twin vanity units together with a 2m walk-in shower with drench head. The second bedroom, a large double with views to the front also benefits from an en-suite bathroom with walk in shower. There are a further two large doubles, both with storage and a final fifth double bedroom that could alternatively be used as a study or home office, offering views over the garden. There is also a lovely spacious family bathroom with separate shower and bath.



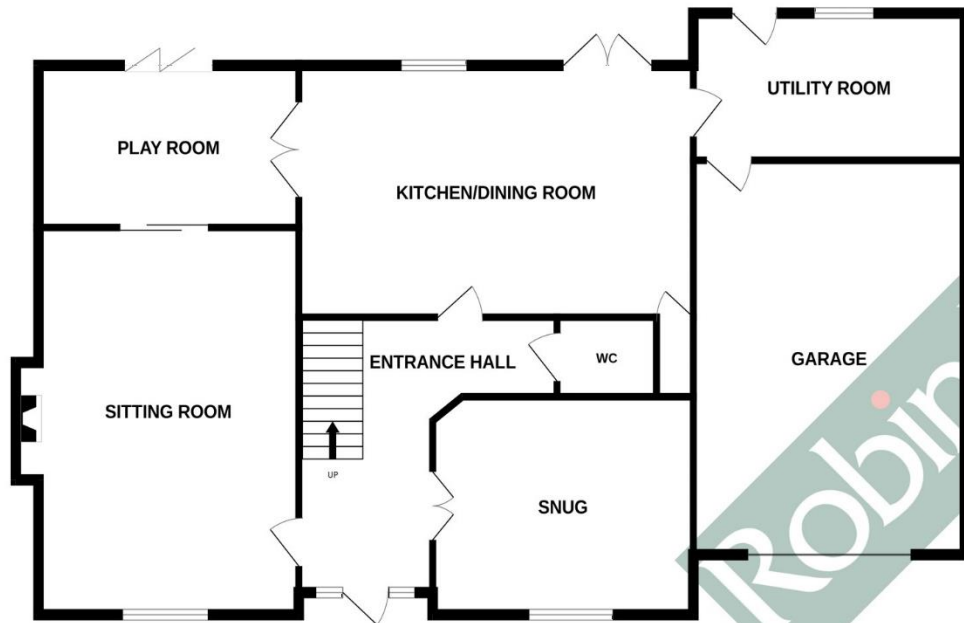


Outside – Laurel House set off The Paddock, a lovely friendly neighbourhood, has a generous newly landscaped, hedged and lawned front garden. A block paved drive provides ample space for parking and a pretty path to the elegant front porch. To the right is a large garage with electric remote controlled up and over door with plenty of space for storage/workshop and access to the utility room. Side access to the rear of the property is available on both sides and leads through to a fully enclosed rear garden. The garden, again newly landscaped, has a terrace across the full width and is lawned with an attractive raised terrace ready for you to make your own.

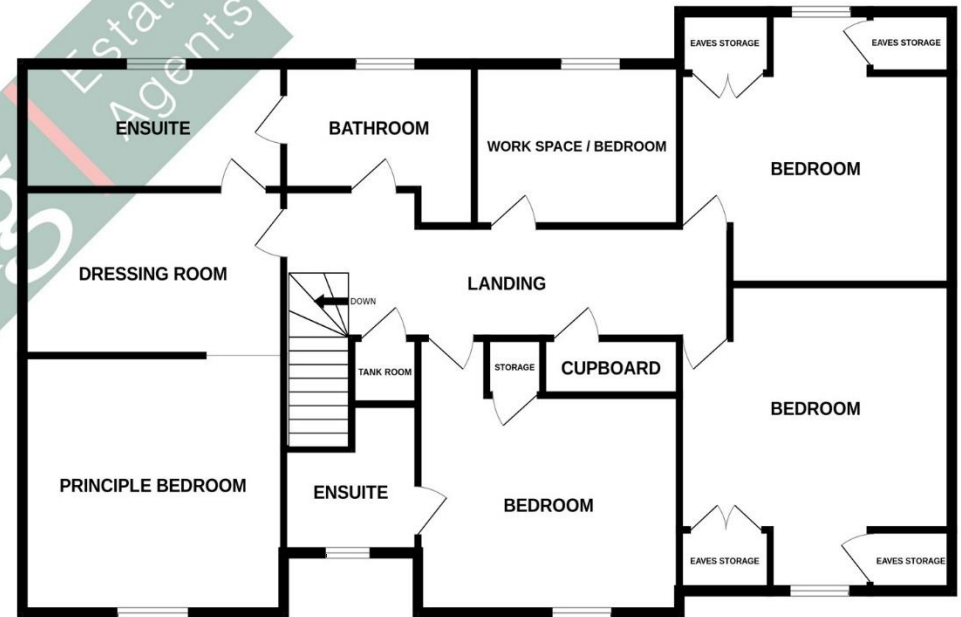
Location - Amenities in Banwell village include a primary school, grocery stores, fish and chip shop and public houses plus church, village hall, bowling green, and doctors' surgery. Jct 21 of the M5 is within 2 miles at St. Georges, giving easy access to the west country, Bristol and beyond. Mainline railway services are available from Worle station, approx. 2 miles away, and Bristol International Airport is within 11 miles. Nearby, Weston-Super-Mare offers an extensive range of shopping facilities, a sports centre, golf courses, a theatre and cinema and there are wonderful walks, both in the Mendips and along the coastline.



GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



1ST FLOOR
1489 sq.ft. (138.3 sq.m.) approx.



TOTAL FLOOR AREA : 2832sq.ft. (263.1 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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Important Notice:

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 Station Road towards Worle and continue for approximately 4 miles to the St George’s roundabout. Take the 2nd exit, to the A370 towards West Wick roundabout. At the roundabout take the 1st exit onto Churchland Way, then at the next roundabout take the 2nd exit onto Wolvershill Road. Continue along for 1.8 miles and turn right onto Wolvershill Park and left on to The Paddock. Laurel House is situated about halfway down on the left.

SERVICES – All mains services

EPC RATING – A

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – TBC £TBC (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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