



Fairholme
Redhill, BS40 5SG



Fairholme

Church Road, Redhill, BS40 5SG

A very spacious family house with superbly appointed interior of some 2333 sq ft. Gated entrance drive, plenty of parking and good size private level garden to the rear.

- Hall with maple floor
- Cloakroom
- Sitting room with wood burner
- Family & dining room
- Large conservatory
- Superbly fitted kitchen
- Four double bedrooms
- Two brand new bath and shower rooms
- Gated entrance drive
- Plenty of parking
- Large rear garden
- EPC rating: E

Barley Wood Stables, Long Lane, Wrington,
North Somerset, BS40 5SA
info@davidjames.org.uk
Tel 01934 864300
www.davidjames.org.uk

Description:

All the space a family could require with three large reception rooms, a well-appointed family kitchen and utility, four good double bedrooms, master with brand new en-suite bathroom, new family bathroom. Double glazed windows (leaded light to front), oil fired central heating, LPG hob and warm and cool air conditioning to conservatory.

Situation:

Fairholme is located in Church Road, Redhill and within a short walk from the newly refurbished public house 'The Darlington Arms'. Redhill is approximately 2 miles north of Wrington and is well known for its excellent facilities and amenities, including a primary and playschool, with secondary schooling available at nearby Churchill, which also has a modern sports complex. Wrington is also within close proximity of Cadbury House with its award winning health club, spa and hotel. There are good private schools in Bristol, Sidcot and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and Weston-super-Mare (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.

Accommodation:

The interior accommodation is laid over two floors with a large front entrance porch with ceramic tiled floor leading into the reception hall. The hall has a maple floor which continues through double doors to the sitting room. The sitting room is a square room with large picture window to front, maple floor and Minster style fireplace fitted with wood burner. The oak staircase rises to the first floor from the reception hall and there is a ground floor cloakroom to the side. A door leads from the hall into the superb family/dining room, which spans the rear elevation and leads through into the kitchen and conservatory. These three rooms interlink and give a large 'open plan' style family space at the rear of the house. The family/dining room has a Minster style fireplace with gas fired log effect grate and patio doors to the rear garden. The dining area leads through a wide arch into the kitchen which is well appointed with an extensive range of quality floor and wall units with integrated appliances: double oven, five ring LPG hob, plumbing for dishwasher and built in space for larder fridge, with timber trimmed work surfaces and ceramic tiled floor. The floor continues through a wide square archway into the conservatory at the rear of the house. A large room with double doors to the garden and built by 'Cadbury', double glazed and with warm and cool air conditioning units. There is a utility room behind

the kitchen with units matching those in the kitchen and plenty of space and plumbing for laundry appliances.

The oak staircase rises from the hall to the first floor landing; where there are four really good size double bedrooms, two at the front of the house and two to the rear. The master bedroom has built in 'his and hers' wardrobe cupboards and a superb en-suite bathroom, recently fitted with quality white suite of bath and double shower cubicle with mains shower, rain head and conventional fittings, circular wash hand basin on vanity unit and w.c. The family bathroom has also recently been refitted with a similar suite and attractive tiles to floor and walls.

Outside:

The property is approached from Church Road via high timber double gates onto an extensive parking and turning area at the front of the house. Walkways lead either side of the house to the rear garden.

The rear garden is level and laid to lawn with doors leading from the conservatory and family room. At the rear of the garden and taking full advantage of the backdrop of the vertical rock face boundary is a decked area and children's play area.

Note: The rock face is not high and could be of huge interest to horticulturists, it also ensures security for both animals and children.

Price: £540,000

Local Authority: North Somerset Council

Viewing Arrangements: Strictly by appointment with the Agents, David James & Partners Ltd., Wrington. Tel: 01934 864300

Ref: 25014/02/02/16

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

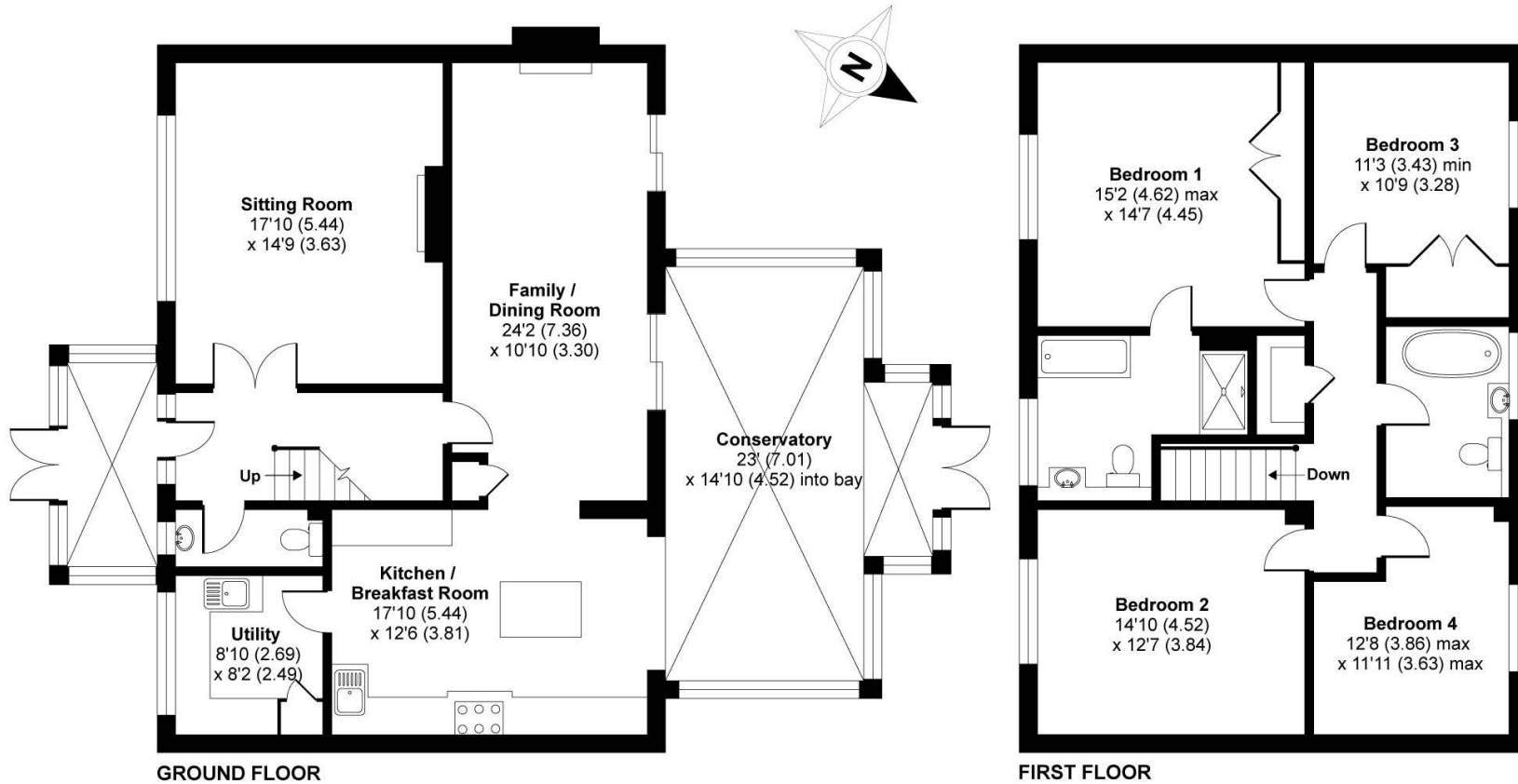
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Fairholme, Church Road, Redhill, Bristol, BS40

APPROX. GROSS INTERNAL FLOOR AREA 2333 SQ FT 216.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for David James & Partners Ltd REF : 81566

D161 Printed by Ravensworth 01670 713330

Our Roots go Deep
in Property



Auctions



Planning & Development



Environmental



Rural Property agents



Valuations



Taxation



Building/Design

DAVID
JAMES
& PARTNERS

Rural Chartered Surveyors
& Property agents