

Sloblock Hall

Cadbury Camp Lane | North Somerset



Sloblock Hall provides contemporary style and modern living with sophisticated landscaped gardens in a popular, rural part of North Somerset

- Clifton Suspension Bridge 5 miles
- Bristol City Centre 7 miles (London Paddington from 94 minutes)
- M5 (Junction 19) 4 miles
- Bristol Airport 7 miles
- Portishead Marina 5 miles
- Bristol Parkway 17 miles (London Paddington from 83 minutes)

(All times and distances are approximate)

- Entrance hall with main curved staircase
- Lower dining room and lounge with hanging obloid log fire
- Upper lounge with hanging circular log fire
- Snug / Cinema room
- Large kitchen with mezzanine floor and separate spiral staircase
- Utility room
- Study
- Cloakroom

- Master bedroom suite with large dressing room and circular bathroom
- Guest bedroom suite
- 3 further bedrooms
- Bathroom
- Huge basement for storage and potential indoor pool
- Triple garage
- Swimming pool with full kitchen, pool house and gym
- Landscaped gardens and grounds
- Woodland

**Main house (excl. cellars):
4,205 sq ft (391 sq m)**

**Garage and pool house:
1,342 sq ft (124 sq m)**

**In all about 3.86 acres
(1.56 hectares)**

The property is situated on Cadbury Camp Lane, one of the most popular and sought-after Bristol addresses within easy commuting distance of Bristol City Centre. Cadbury Camp Lane is a private no-through road, stretching for about 1.5 miles. It provides a high degree of privacy and security. In addition to the City Centre, the area provides ideal access to the shops and restaurants of Clifton Village along with Portishead and its stunning marina as well as the huge Cribbs Causeway shopping centre.

There are some excellent schools in the area including Clifton College, Clifton High School, Bristol Grammar School, Backwell, Badminton, Queen Elizabeth Hospital School and The Downs School. There are also numerous schools in Bath as well as Downside School in Stratton-on-the-Fosse, Millfield in Street and Wells Cathedral School.

Within a 3 mile radius are a number of highly regarded golf courses including Bristol and Clifton Golf Club, , Ashton Court Mansion Golf Club and Long Ashton Golf Club.

Bristol has a number of sporting clubs including first class rugby, county cricket and championship football.

There is racing at Bath, Chepstow and Wincanton.

Fishing is available on the Rivers Frome, Wye and Avon as well as Barrow Reservoir, Chew Valley and Blagdon Lakes.

There is sailing on the Bristol Channel, Chew Valley Lake and Axbridge Reservoir.

The area surrounding Cadbury Camp Lane and the neighbouring woodland provides some exciting and challenging rides for equestrian activities or for the mountain bike enthusiast

Bristol Airport is about 7 miles away and Junction 19 of the M5 is only 4 miles away. Bristol Temple Meads railway station provides a direct service to London Paddington in about 94 minutes. There is also a mainline railway station at Nailsea & Backwell, approximately 3.7 miles away.





Built of mellow Honey brick in the 1970s and designed on a series of concentric circles, Sloblock Hall combines modern architecture and minimalist design; the result is stunning, with open plan living space and free-flowing accommodation.

The house was refurbished to the highest of standards with large frameless glass windows, additional insulation, new roof, plumbing and wiring systems and an integrated IT and music system



The entrance hall has a large American walnut front door and high ceilings giving an airy spacious feel. Leather clad wardrobes and doors create an impressive welcoming effect.



The sitting room has a glass ceiling and suspended wood burning open fire with a fully folding glass wall opening out on to a circular terrace with large pond and waterfall. There is a seamless transition from the exterior to the interior of the house.



Lying at the heart of the house, the kitchen provides a link between rooms including a large utility room. The central island and fitted units contain state of the art appliances appropriate for a house of this style. A stunning spiral staircase leads to a mezzanine floor above and the master bedroom suite.



The principal living room has double height ceilings and has been arranged to provide a sumptuous dining area alongside the main entertaining space with large doors to the lower decked terrace. Off this is a small snug / cinema room.



The open plan drawing room provides a generous seating area with a fabulously designed suspended fireplace.



The office has room for 3 people to work with built in cupboards and a 15ft high ceiling with plenty of light, overlooks the living room and the gardens beyond. A perfect place to work.



Situated underneath the office, the cinema room is discreetly tucked away off the main reception room.



Guest bedroom

The guest bedroom on the first floor has an en-suite shower room. All bedrooms have built in wardrobes and the design carries throughout the house.



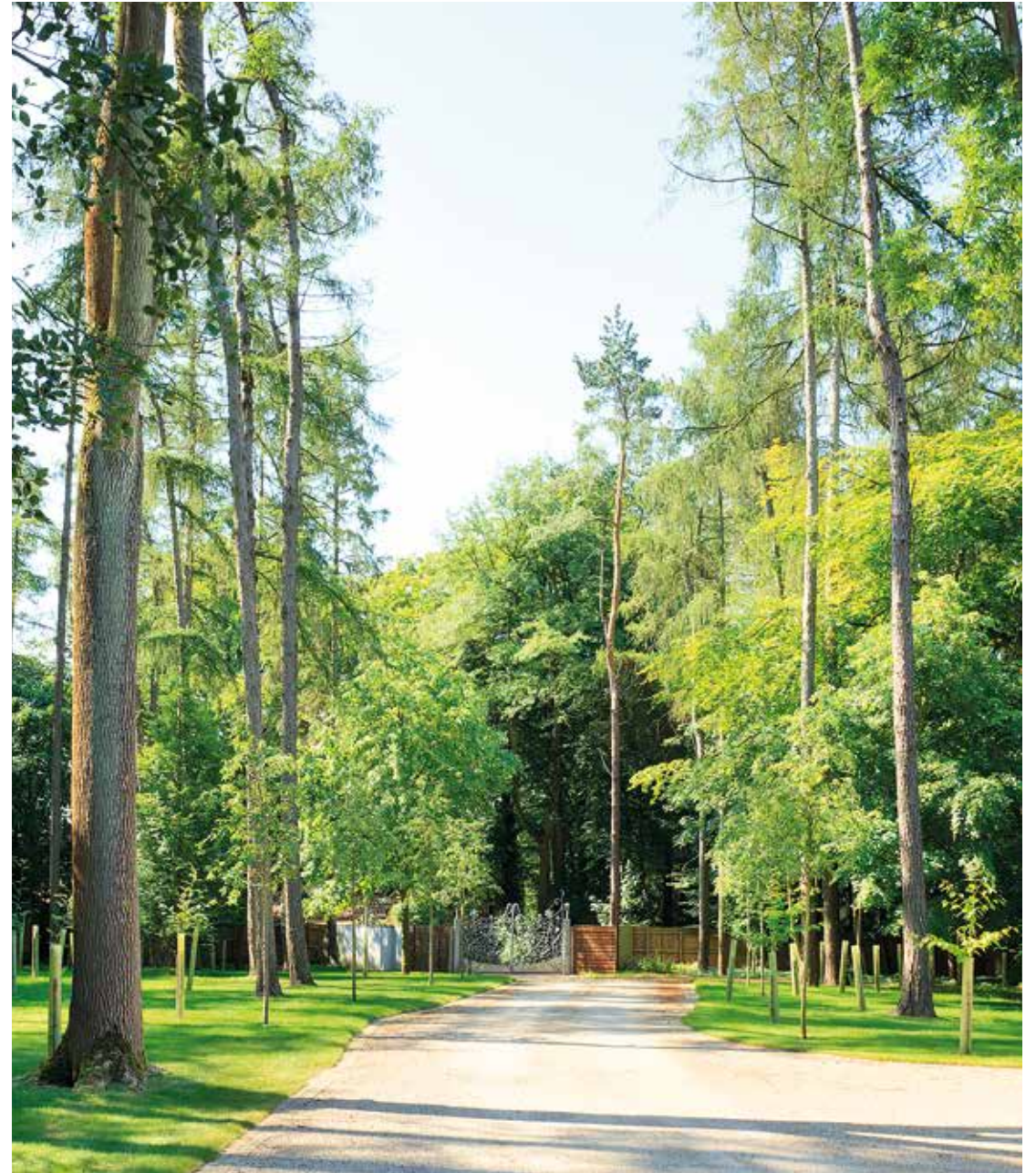
The en-suite dressing room to the master bedroom has a private balcony and a range of fitted closets.



The master suite bathroom is circular and a luxurious space with high ceiling and chandelier, free-standing bath and circular walk-in shower.



The secluded, private garden has been beautifully landscaped and planted to ensure total privacy and cleverly incorporates both the house and the terrain contours



Approached down a private no-through road the house is accessed through impressive silver-metallic electric gates and the private drive is flanked by mature trees



The pool house area is mainly constructed of limestone, steel and glass and built to a modern design that maximises the contours of the garden



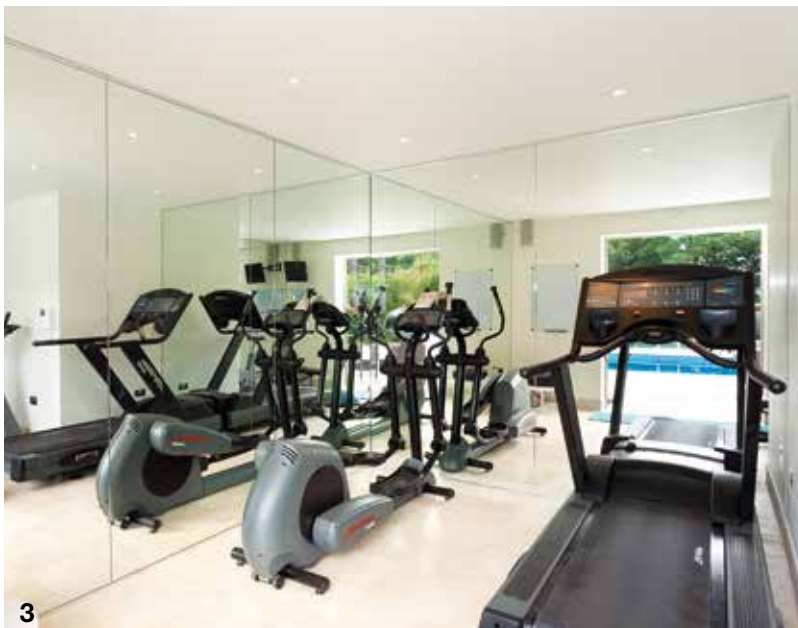
The outdoor heated swimming pool overlooks the main gardens with a well-appointed pool house complete with changing facilities, fully fitted bar / kitchen and a gymnasium



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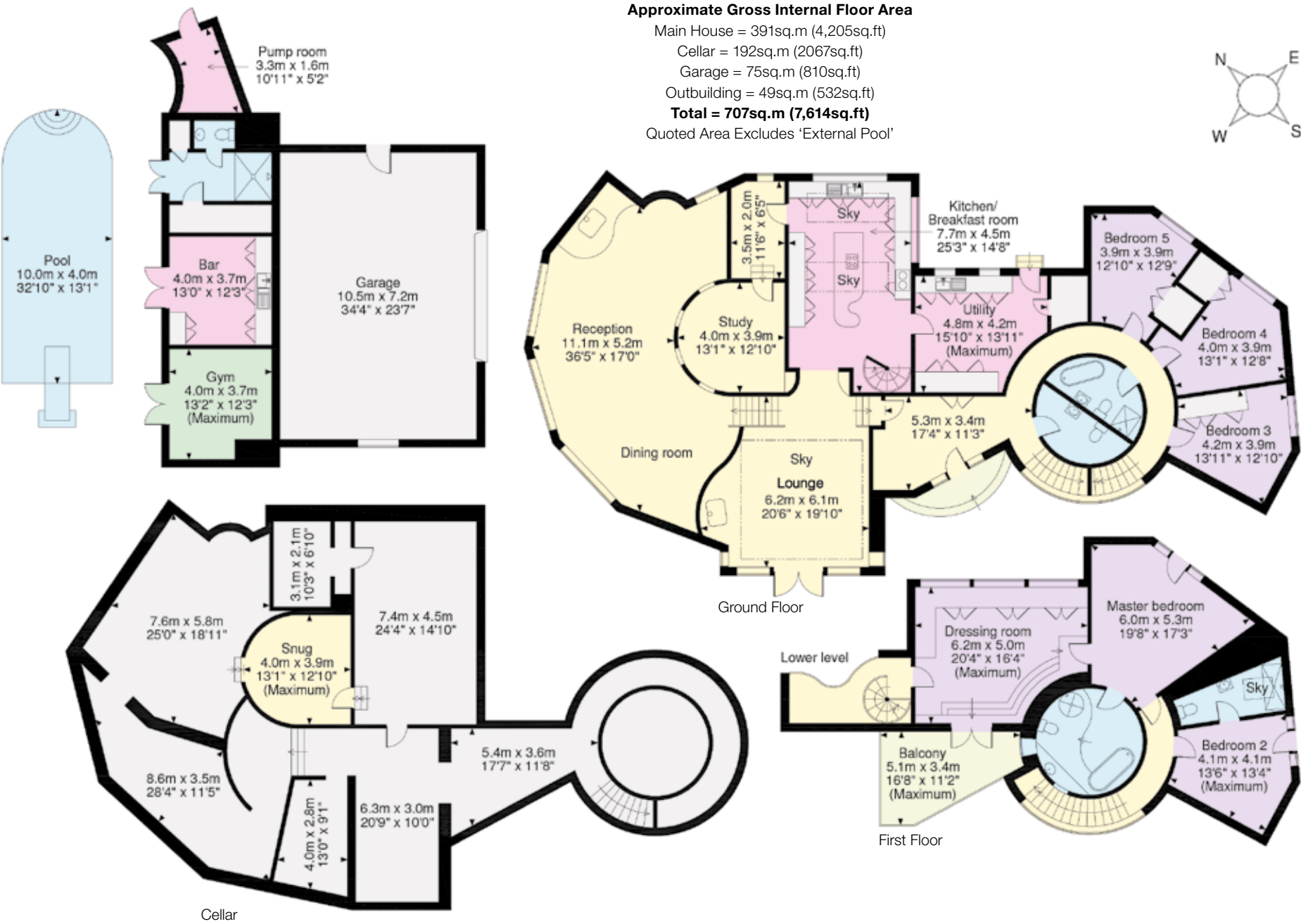


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- 1 The swimming pool area provides the perfect setting for entertaining on a lavish scale with a wide stone terrace and alfresco dining area
- 2 Forming part of the pool house, the bar / kitchen is fully fitted to cater for large parties and entertaining
- 3 The gymnasium opens out on to the pool terrace
- 4 The triple garage block has automated doors and adjoins the pool house

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Floor Plans

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside space
- Recreation



Method of Sale

The freehold of Sloblock Hall is for sale by private treaty with vacant possession on completion.

Services

Mains water and electricity. Private drainage. Oil-fired central heating. An integrated Bose sound system can be operated remotely throughout the house and gardens. Under floor electric heating in all the bathrooms, kitchen and living room.

Local Authority

North Somerset Council. Tel: 01934 888 888

Fixtures and fittings

Only those mentioned in these sales particulars, including light fittings and fitted carpets, are included in the sale. All others, such as curtains, blinds, garden ornaments and statuary are specifically excluded but may be made available by separate negotiation.

Directions (BS20 7SB)

From Bristol take the A370 towards Weston super Mare and filter left at the beginning of the Long Ashton bypass onto the B3138 towards Clevedon. Pass through Failand and continue for about 0.5 miles after the entrance to the Downs School, forking right into Whitehouse

Lane towards Clapton in Gordano and Portishead. After 0.25 miles the junction with Whitehouse Lane and Cuckoo Lane you will see the entrance to Cadbury Camp Lane (private road). Proceed down this lane for approximately 1 mile and Sloblock Hall is on the right hand side behind silver-metallic gates.

Viewing

Viewing by prior appointment only with the sole agents Knight Frank LLP.



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Particulars dated: April 2016. Photographs dated: July 2015.

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