



**Bridleways, Cadbury Camp Lane, Clapton In Gordano, N Somerset,
£1,799,500**



CADBURY CAMP LANE, N SOMERSET, BS20 7SE

Bridleways is situated at the pinnacle of one of North Somerset's most prized roads and enjoys an open canopy, rarely seen in this location. Cadbury Camp Lane is a hugely desirable, private lane of largely detached bespoke properties on the cusp of Bristol. Bridleways has 6 bedrooms (5 en suite and 3 with walk-in dressing rooms). The property was constructed some 19 years ago and offers an exceptionally generous footprint of over about 9685 sq. ft set within approximately 4 acres of landscaped gardens. It is predominantly laid over three floors and its unique shape makes the most of the open and light feel this house has and enjoys many triple aspect and double height rooms throughout. It is an exceptional entertaining house and boasts an entire leisure floor. This completely unique property must be viewed to be fully appreciated.

Ground Floor

Enter through imposing oak double doors into a huge, functional reception hall with the focal point being a marble fireplace with working stove. The generous kitchen/breakfast, dining room, office and lounge are found on this level with impressive staircases leading to the upper and lower floors.

Lower Floor

An exceptional leisure area, leading out to a beautiful patio area, comprises of a heated swimming pool, jacuzzi, sauna and snooker room as well as dance floor and bar.

First Floor

Six opulent bedrooms (5 with en suites and 3 with walk-in dressing rooms). There is a balcony which enjoys far reaching views towards the Mendips and Gordano Valley.

Outside

Boasting approximately 4 acres of grounds, these incredible gardens include feature lakes, illuminated waterfall, a Japanese Garden and a decked viewing platform as well as extensive seating areas and lawns. The secluded, private garden has been beautifully landscaped and planted to ensure total privacy. In addition to the main house is a stable block and two detached garages for six cars with a gymnasium above.

Situation

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, modern marina development as well as the popular Cribbs Causeway shopping centre.

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).

Location

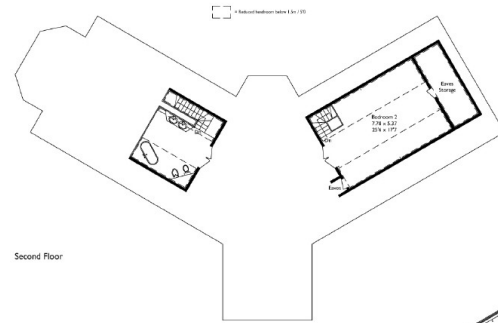
Cadbury Camp Lane is located in Clapton in Gordano, off Clevedon Lane, with easy access to the M5 motorway links at both Clevedon and Portishead.



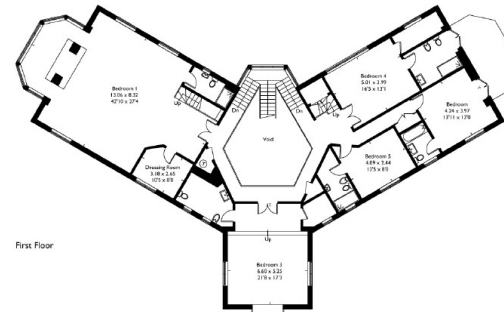
Bridleways is situated at the pinnacle of one of North Somerset's most prized roads and has 6 bedrooms (5 en suite and 3 with walk-in dressing rooms). It offers an exceptionally generous footprint of over about 9685 sq. Ft., predominantly laid over three floors with beautiful gardens.

Cadbury Camp Lane, Clapton in Gordano, Bristol

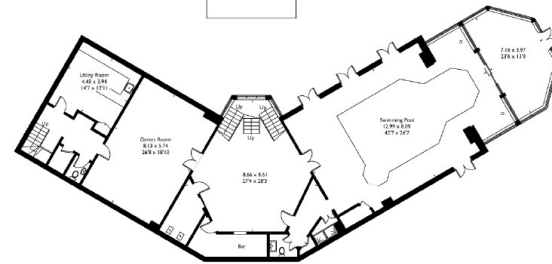
Approximate Gross Internal Area = 899.8 sq m / 9685 sq ft
 (Excluding Void / Eaves Storage / Including Pool)
 Garage = 132.8 sq m / 1429 sq ft (Excluding Carport)
 Outbuilding = 114.4 sq m / 1231 sq ft (Including Garage)
 Total = 1147 sq m / 12346 sq ft



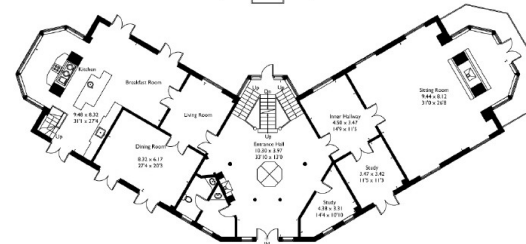
Second Floor



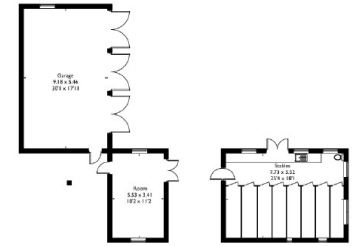
First Floor



Lower Ground Floor



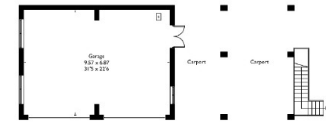
Ground Floor



Outbuilding



Garage - First Floor



Garage - Ground Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 152895

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	47
EU Directive 2002/91/EC			

- 6 Bedrooms (5 en suite, 3 with walk-in dressing rooms)
- 3 Reception rooms
- Kitchen/breakfast room

- Snooker room
- Leisure complex including swimming pool and sauna
- Snooker room



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