

HUNTERS HOLLOW

CLAPTON IN GORDANO • BRISTOL



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*Individual and carefully designed home with
woodland in an exclusive private road.*

Entrance hall • Open plan and full height drawing/dining/music
room • Breakfast room • Kitchen • Utility room
Boot room/store • Boiler/utility room • Cloakroom

Galleried landing • Master bedroom with walk in wardrobe,
en-suite bathroom, separate shower and private south facing
balcony • 4 further bedrooms, two with access to adjoining
balcony and two bedrooms with use of a Jack and Jill shower
room/family bathroom

Quadruple, adjoining car port • Store
Detached garage and further parking • Terraces
Small area of garden and woodland

In all about 1.6 hectares (4 acres)

Bristol Airport 7 miles • M5 (J19) 4 miles
Nailsea and Backwell Station 3.7 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.





Situation



Mainline railway station at Nailsea & Backwell (4 miles), Bristol Parkway (15 miles) and Bristol Temple Meads (9.2 miles), Bristol Airport (7 miles)



There are some excellent schools in the area including Clifton College, Clifton High School, Bristol Grammar School, Badminton, Queen Elizabeth Hospital School and The Downs School, Wraxall.



A number of highly regarded golf courses can be found within a 3 mile radius, these include Bristol and Clifton Golf Club, Ashton Court Mansion Gold Club and Long Ashton Golf Club. Bristol has a number of sporting clubs including first class rugby, county cricket and championship football. Fishing is available on rivers Frome, Wye and Avon as well as Barrow Reservoir, Chew Valley and Blagdon Lakes. The area surrounding Cadbury Camp Lane and the neighbouring woodland provides some great walks.



Clifton Village (7 miles), Cribbs Causeway (10 miles), Cabot Circus (10 miles), Portishead (3 miles) and Nailsea (4 miles), both with high street shopping and supermarkets.

Description

The property is located on this popular and sought after private Road. The property has been carefully designed with part brick and part render elevations, as well as large panes of glass to take full advantage of the southerly aspect and to ensure light floods through the house.

The property has been designed to create maximum open space with the entrance hall leading to the kitchen and breakfast room which have access to front and the rear terraces. Beyond, the rear hall leads to a large store room, separate utility room and the quadruple car port.

The kitchen and entrance hall gives access to a magnificent reception room, which is divided into 3 separate areas all centred round a large wood burning stove. The core of the house is double height with the wonderful space overlooked by the galleried landing along with 2 of the 5 bedrooms.

Again, there is access to the terraces and grounds. A door leads to the boiler/utility room which is also accessible from the front terrace. The room houses the heating system, boiler, water tank and provides enormous storage space.

On the first floor, the galleried landing takes you to 4 bedrooms and 2 bathrooms. Bedroom 3 and 5 have the use of a Jack and Jill bathroom with separate shower, whilst bedroom 2 and 4 has the

use of the family bathroom. There is a covered balcony, accessible from bedroom 4 and 5.

The landing leads to the master bedroom suite which overlooks the principal reception room. Beyond is a walk in wardrobe, en-suite bathroom with a sunken marble bath and separate walk in shower. There is also a balcony enjoying the southerly aspect.

Gardens and Grounds

The property is approached by a sweeping gravel drive which leads to a parking area and the quadruple under cover parking. There is a large south facing terrace to the front of the property which overlooks the surrounding gardens and grounds and a rear semi-circular terrace accessible from the kitchen. The grounds are predominantly wooded and there is a detached garage and separate gates for additional parking located off Cadbury Camp Lane itself. The property totals 4 acres (1.6 hectares)

Services

Oil fired central heating to a warm air system. Septic tank. Mains water and electricity.

Local Authority

North Somerset Council - Tel: 01934 888 888.

Viewing

Strictly by appointment with agents Knight Frank - Tel: 0117 317 1999.

Directions(BS20 7SD)

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 Hunters Hollow is on the left hand side.

APPROXIMATE GROSS INTERNAL FLOOR AREA

(No less than)
503 sq.m (5,423 sq.ft)
(Including Carports)

Garage
(No less than)
40 sq.m (440 sq.ft)



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