



SOMERSET HOUSE, 39 HAM GREEN,
PILL, BS20 0HA

GOODMAN
& LILLEY







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GUIDE PRICE

£765,000

An opportunity to acquire an impeccably presented and much-improved Edwardian detached family home offering versatile accommodation approaching 2600 Sq Ft.

The property has been extensively renovated during the stewardship of the present owners and now includes modern comforts conducive with modern family living. The fabric of the building has been comprehensively renovated and internally the sumptuous décor and quality of the finish are certainly poignant features. Double glazed windows provide excellent heat retention and sound insulation. Constructed from traditional brick and rendered elevations under a pitched and tiled roof with south and westerly ornate gables. The infrastructure is of equal calibre with a modern heating system and a central hub which provides CAT 5 cabling throughout the house and is discreetly tucked away under the stairs.

The versatile accommodation is arranged over two floors and caters well for extended families with the prospect of an annexe and the imaginative landscaping outside takes full advantage of the elevations and there is wonderful privacy particularly from the rear garden. Of further note is the gated parking which is significant and caters for a number of vehicles and of course the double garage with hermetically sealed electrically operated up and over doors.

The property is approached to the front and via an entrance vestibule with traditional tessellated tiled floor and an internal door to the reception hall with glazed and leaded Art Nouveau motifs. A quality timber floor extends through the main circulation area and a rising staircase leads to the first floor with the aforementioned hub and cloakroom under the stairs.

The drawing room to the front elevations has a shallow bay and a feature fireplace with a wood-burning stove inset, there are display cabinets into the recesses either side and notable detail include the central rose, cornice and picture rail. The sitting room is adaptable and is currently used as a home office and located off the inner hall with a side door to the garden. This also features a bay to the side elevation. There is an extremely generous utility room with fitted cupboards, work surfaces, stainless steel sink and ample space for the prerequisite appliances. This is a dual aspect room. Beyond is the guest bedroom with adjacent bathroom. The kitchen and dining room are open-plan with a quality tiled floor extending through and within the kitchen a central island with solid wood work surfaces, quality base units and integrated ovens, hob and extractor. There is space for an American style fridge freezer and dual aspect windows and a door leading directly to the rear garden. There are three first floor bedrooms enjoying good scale and elevated views. The master bedroom to the front has a shallow bay and views over the neighbouring parish. There is a dressing room adjacent which could be adapted for a nursery and this is fitted with built-in wardrobes and open display shelving and chest of drawers. The second

bedrooms overlook the side garden whilst the third is dual aspect and overlooks the garden and beyond some parkland. The shower room is extensively tiled with double width shower and drench shower head and there are twin basin with cupboards below in addition to a lower level WC.

Gardens are located on three sides of the house. To the front and side, there are laid to lawn with a pedestrian path which cuts through and extends around the periphery. A laurel hedge around the curtilage provides a degree of privacy. Ornamental planting with Agapanthus, Lupins, Acanthus and low box hedging provides structure and colour and there are two further pedestrian gates, one to the vehicular drive to the side and further one to the dedicated car parking. To the rear of the house there is a decent strip of lawn, fringed with colourful borders and stocked with Hydrangea and a terrace with corner seating, is an ideal alfresco dining space and captures the afternoon and evening sun. Gated car parking is in abundance, secure and all of which is overseen by CCTV and there is the aforementioned double garage which provides additional storage.

Location

A highly desirable semi-rural situation. Ham Green is on the cusp of the city and yet close to a whole host of amenity. In proximity, there are a smattering of shops and hostelrys with parkland immediately on the curtilage and a regarded secondary school. Fashionable Clifton is within easy access and the motorway networks for national travel in equal

distance. The surrounding environs include many walks and recreational playing fields whilst slightly further afield bridle paths and liverys. For those enjoying sporting pursuits, there are golf courses and health and leisure clubs nearby as well as mountain trials in the Ashton Court Estate and Lodway Cricket Club providing a real sense of community. Bristol has two mainline train station the closet of which is Bristol Temple Meads with services to a number of cities nationwide and the airport has an extensive schedule of flights to many international destinations.

Useful Information

With properties of this nature rarely available, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 5 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 7.5 miles, Bristol Airport 10 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440







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Ground Floor
Approx. 132.4 sq. metres (1425.7 sq. feet)



First Floor
Approx. 69.5 sq. metres (748.0 sq. feet)



Total area: approx. 234.4 sq. metres (2523.1 sq. feet)

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