



COMBE HOUSE

WINTERS LANE • REDHILL • BRISTOL BS40 5SH



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*Adjacent to fields with wonderful
far reaching country views*

ACCOMMODATION AND AMENITIES

Individual detached home • Delightful rural location
Great seclusion and privacy • 2 Reception rooms and
Study • Conservatory and separate Orangery
Kitchen and Utility • Four bedrooms
En suite and family bathroom • Gated driveway with
garages • Beautiful gardens • EPC Rating = E

SITUATION

Conveniently located to the south of Bristol, Redhill offers excellent communication links via the A38 to Bristol and also via the M4 and M5 motorway networks. In the area are a number of convenient amenities including the Chew Valley lakes, Bristol International Airport, excellent local farm shops and a number of outdoor sporting activities. There are also a number of good quality primary





and secondary schools in the location. The village of Wrington is nearby and offers fantastic amenities including an art gallery, pubs, restaurants, a dentist, a doctor's surgery, children's play areas and some small shops.

DESCRIPTION

Approached via a most impressive secure gated entrance, Combe House is tucked away at the head of a long sweeping driveway that provides the property with a wonderful sense of privacy and seclusion. Heavily planted and beautifully stocked borders are set to either side of the drive with an array of colourful and mature shrubs and trees that include Rhododendron, Acers, Viburnum, specimen Holly and architectural Cypress trees. A turning head at the top of the drive provides parking for a number of cars in addition to the twin integral garages.

Believed to date to 1928, this most individual family home is set within a convenient yet surprisingly rural location. Perfectly located for swift access to the airport and the city centre yet immediately adjacent to open pasture land with delightful far reaching views across open fields to the rolling hillsides of the Mendips on the distant horizon. The south facing orientation is perfect for sun lovers with a strategically placed raised terrace, being an ideal spot to relax and to take in the very special, restful outlook.

The addition of an Art Deco style quadrant porch creates a welcoming arrival with a travertine tiled floor with underfloor heating leading past the Neville Johnson study to the well-proportioned living room. The wide patio doors and adjacent window flood this room with natural sunlight and provide a lovely vantage over the ornamental Koi pond to the lawns beyond. A Minster stone open hearth fireplace is a practical and attractive feature in the centre of the room. A formal dining room is set beyond the living room and accessed from the kitchen/breakfast room, again with doors to the garden and leading to a good sized conservatory with opaque ceiling for all year round use with electric underfloor heating. The dual aspect kitchen overlooks the sheltered garden to the rear. There is plenty of storage space in addition to a large walk in pantry with built in appliances that include dishwasher, twin ovens, gas hob and fridge/freezer. There is space for a small breakfast table for day to day use. A separate utility room offers yet further storage with a stable door to the garden for access with muddy shoes and a walk in cupboard houses the oil fired Worcester combi-boiler.

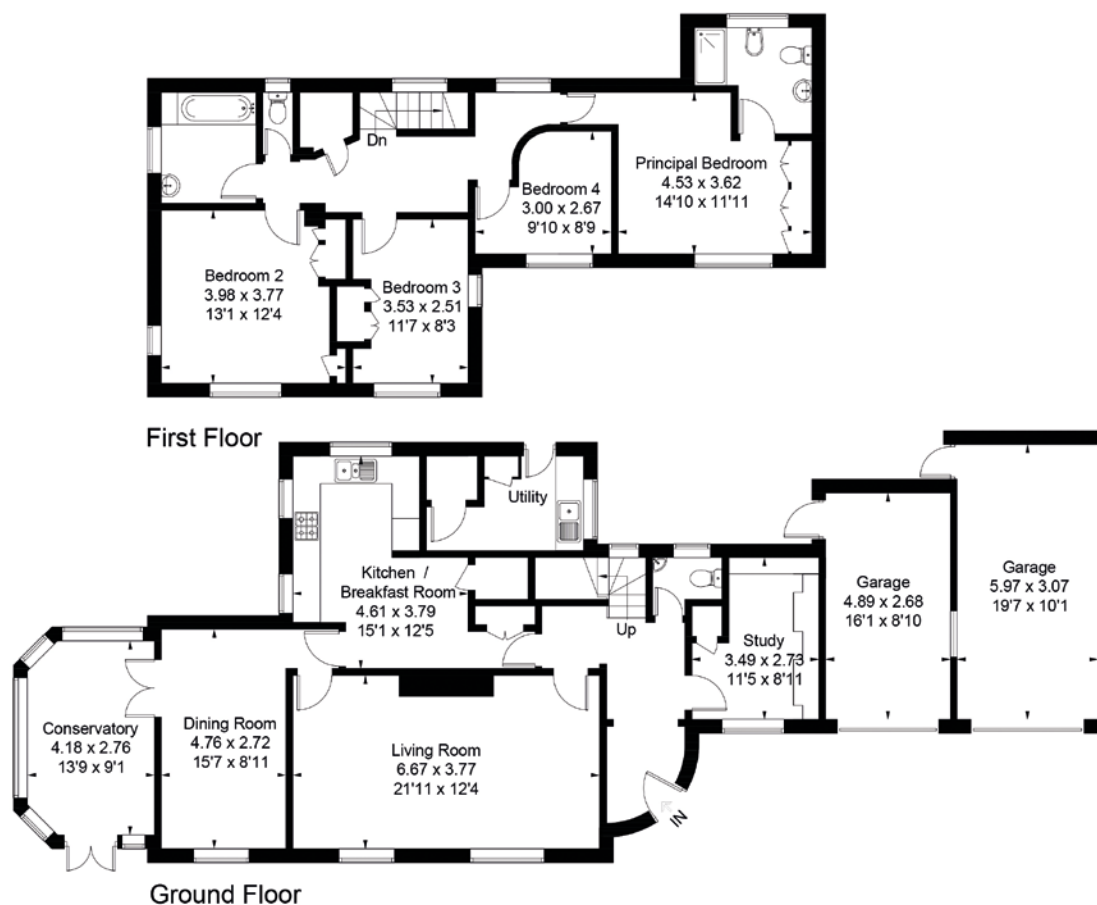
The first floor landing runs virtually the full width of the property, leading at one end to a large master bedroom suite with built in

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Approximate Floor Area: 172.8 sq.m. / 1,860 sq.ft.

Garage: 32.1 sq.m. / 346 sq.ft.

Total: 204.9 sq.m. / 2,206 sq.ft.

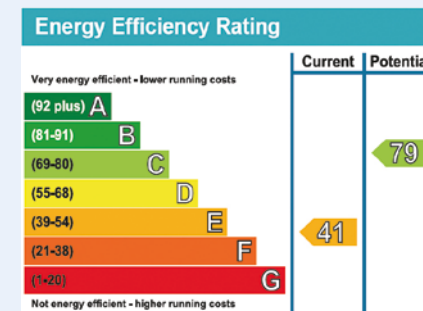


wardrobes and a four piece fully tiled en suite bathroom. A double guest bedroom is set at the opposite end of the landing, again commanding spectacular views and with a fitted wardrobe and storage cupboard. Two further bedrooms also set on the southern side of the home and the smartly tiled family bathroom benefits from an over shower bath with a separate WC. Also on the landing is a large shelved airing cupboard with small internal radiator.

OUTSIDE

The gardens are certainly an important and noteworthy feature of Combe House and they have been lovingly tended and planted with great flare and imagination. Plants have been selected for their scale and colour and many of the evergreen shrubs provide form and interest to compliment more seasonal specimens Fruit trees including eating and cooking apples and a Greengage. The area around the water feature and Koi pond is particularly special and is an oasis of calm to return to at the end of a working day.

A pathway follows around the house to a useful productive kitchen garden with a detached double glazed orangery offering a myriad of uses perhaps as a home office or studio. It is worth noting that the integral garage offers yet further potential for conversion if so desired.



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