



An architectural home of great style incorporating the benefits of modern technology designed for minimal maintenance

**Plot 2, Lodge Lane, Nailsea, Bristol, BS48**

£815,000 Freehold





Situated on the edge of Nailsea and Wraxall adjacent to open countryside • Home office arrangement or ground floor guest suite • Kitchen/dining room and separate utility • Spacious Kitchen/Breakfast Room • Sitting Room • Four first floor bedrooms, principal with walk-in wardrobe • Four bathrooms (three en suite) • Driveway and garage with electric door • Fully enclosed rear garden

#### About this property

This brand new home is one of just two exceptional properties that have been built by the highly respected developer, Chapel Grange Limited. Known for constructing bespoke homes of quality, a key feature always being the thoughtful selection of internal materials and delivering family homes that are highly efficient and keep the requirements for ongoing maintenance to the absolute minimum. Perfectly placed for swift access to a wide range of local amenities, including the Nailsea and Backwell mainline rail station, the house will appeal to those who value the close proximity of open countryside coupled with a very short drive into Bristol City centre, the motorway network.

Essentially, this is a five bedroom home with a flexibility in the design that allows for a ground floor office suite if preferred, or perhaps an independent guest suite with en suite bathroom. Those that work from home will certainly appreciate the CAT 5 internet cabling that is pre-wired to all rooms. The house has a lovely, light feel throughout and includes hardwood internal oak doors to all main rooms, a theme that is replicated in the handmade hardwood staircase which includes a feature glass balustrade. All floors are fully insulated and finished with

ceramic tiling to the bathrooms, kitchen and utility room. The hallway floor is oak with carpets to the remaining rooms. Gas fired central heating system runs the ground floor underfloor heating and first floor radiators and towel rails. In addition, a 2KW Solar Voltalic system has been incorporated, designed to heat the water in the first instance. All of the showers benefit from a pressurised system that will allow for a constant flow of hot water under the same pressure from a 300 litre cylinder stored in the plant room.

The kitchen is a particularly fine feature of the home. Supplied by the Home & Kitchen Company, this hand made, hand painted solid wood kitchen is built to the highest standards with American oak interiors to the larders and drawers. It is fully fitted with an integral dishwasher, induction hob and two side by side 'hide and slide' ovens. An American style fridge freezer is housed in a separate unit which is plumbed to provide cold water and ice. The worktops are Nile Bianco Cararra Quartz – a satin finish giving a pleasing, softer look but still retaining a stain resistant quality. From the kitchen, double glazed aluminium by-fold doors open to the garden, replicated in the sitting room and the vaulted main bedroom has a floor to ceiling statement window.





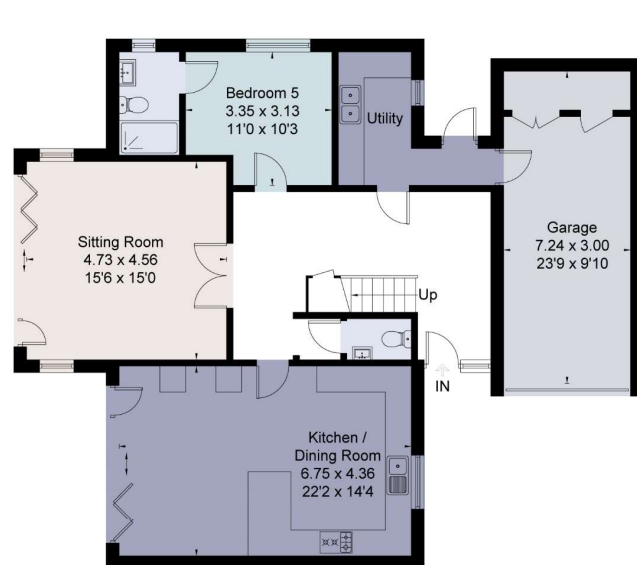


Other noteworthy features include:-

- Full digital alarm system
- External electric lighting to all elevations with movement detectors
- The house is sold with the benefit of a Professional Consultants Certificate, issued by Western Building Consultants and guaranteed for 6 years.

Please note internal images are from the show home plot 1.

Approximate Area = 216.5 sq m / 2330 sq ft  
Garage = 21.5 sq m / 231 sq ft  
Total = 238 sq m / 2561 sq ft (Including Eaves Storage)  
Including Limited Use Area (2.1 sq m / 23 sq ft)  
For identification only. Not to scale.  
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Ground Floor

□ = Refurbished head height below 1.5m



First Floor

### Local Information

There are excellent transport links via Nailsea and Backwell station (1.7 miles) providing direct main line trains to London Paddington (circa 2 hours), for motorway access M5 junction 19 is 5.3 miles distant and Bristol Airport, 5.5 miles distant, provides flights to many European destinations. Nailsea offers comprehensive facilities including supermarket shopping, post office and banks to name but a few with good pubs and eateries. Those who enjoy country pursuits such as walking, riding, wildlife and the enjoyment of local beauty spots will not be disappointed. The area is also well served for schooling in both state and private sectors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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