



A modern masterpiece in this glorious woodland setting.

Common Road, Hanham, Bristol, BS15

£1,395,000 Freehold

savills



Living/dining room • Kitchen/breakfast room and utility •
 Conservatory and study • Ground floor bedroom suite •
 Three first floor bedrooms and a games room • Bathroom,
 cloakroom and separate WC • Integrated triple car garage
 and extensive outbuildings • Landscaped formal gardens •
 6.35 acres of woodland available by separate negotiation

Local Information

Communications are excellent with Bristol and Bath offering mainline high speed rail links (Bath Spa, Bristol Temple Meads and Bristol Parkway stations) to London, the West Country, Midlands and South Wales. Keynsham station offers rail connections with Salisbury and the south coast as well as Bristol and Bath. Both Bristol and Bath offer extensive leisure, sporting, arts and recreational facilities. Educational opportunities within Bath include Kingswood, Prior Park, The Royal High School, King Edwards and Monkton Combe. Bristol offers Clifton College, Bristol Grammar School, Badminton School, Clifton High School, QE and Colstons School. Westonbirt is to the north and the Somerset schools of Wells Cathedral, Downside, Bruton and Millfield are accessible to the south. The A431 offers direct and rural journey into Bath (six miles) and through country lanes of the Golden Valley to Lansdown and the closest M4 motorway junction 18 (Bath).

About this property

Constructed in the style of the Arts and Crafts movement, this much loved family home is beautifully poised and set

amongst established gardens ringed by mature woodland. Orchards is located in a quiet and elevated plot which enjoys wonderful seclusion. The property and its various outbuildings offer plenty of scope with home working, multi-generational living and leisure facilities all available. Architect designed and built by the present owners in the 1980s, the house offers a versatile footprint with scope for four/five bedroom accommodation. The formal gardens are rich in flora with meandering paths, topiaries, level lawns and various vantage points. Testament to the owners is the planting programme with colourful shrubberies, perfume herbaceous borders and a palette of changing colours throughout the four seasons.

Orchards is approached via a gated and loose gravelled drive which culminates in a large area of hardstanding with parking and access to the triple car garage. The reception hall includes a half leaded glazed front door, smooth pine floors with a rich honey colour and a rising balustraded staircase to the upper floor. The principal room is open plan, large and welcoming with a feature brick built fireplace as the focal point.



Crittall doors open through to the conservatory which overlooks the gardens. There is a kitchen/breakfast room which is well appointed with some integrated appliances and a picture window takes in the immediate sun terrace and gardens beyond. The utility has the plumbing for the prerequisite white goods. There is a ground floor bedroom suite with an adjacent study room perfect if one is looking for lateral living. The first floor is presently arranged with three bedrooms served by a bathroom and separate WC. There are high ceilings and extensive glazing whilst the vast games room can easily be adapted to a principal bedroom suite.

The triple car garage provides plenty of integrated parking and in addition there is an extensive array of timber framed outbuildings. These include a workshop, potting store and implement store as well as an open fronted wood store. Beyond again is a further double garage currently used as a tractor store.

The gardens are a sight to behold, imaginative in design and heavily planted. Dense woodland surrounds with clipped topiary trees, Buxus balls and advantageous terraces which enjoy the orientations. A former ornamental pond has been converted to a boule court with pungent lavender and old olive

trees surrounding creating a truly provincial feel. A summer house takes in the elevated status and surveys the rear wooded backdrop and the formal structured gardens.

Tenure

Freehold

Local Authority

South Gloucestershire Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800.





Approximate Area = 289.4 sq m / 3115 sq ft
 Outbuilding = 37.3 sq m / 401 sq ft (Excluding Wood Store)
 Garage = 125.0 sq m / 1345 sq ft (Including Attached Garage / Detached Garage)
 Total = 451.7 sq m / 4861 sq ft
 Including Limited Use Area (11.0 sq m / 118 sq ft)
 For identification only. Not to scale.
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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