



An impressive more individual 4 bedroom, 3 bathroom, 4 reception room family home quietly positioned in a sought after setting at The Elms, Wraxall.



8 Watercress Close, Wraxall, North Somerset. BS48 1HN Offers in the region of £824,950 - Freehold

We are very pleased to introduce you to this to this exquisite family home that offers 4 particularly attractive reception rooms with an open plan kitchen family room arranged to take full advantage of the outlook over the secluded sunny rear garden. The well-designed 4 bedroom, 3 bathroom first floor layout is perfect for full family living and the handsome double fronted facade of the house stands out among the many impressive designs here in Watercress Close, an absolute premium setting here at The Elms.

The house is built in the 'Arundel' style one of the most sought-after Bryant Homes designs of all time embodying elegance and charm combined with great flow and space. Here at The Elms, there are barely more than a handful of properties of this type ensuring further exclusivity which was part of the original developer's policy limiting the number of flagship house styles to ensure future desirability and aspiration.

The classic pillared porch with a jetted gable above invites you through the front door with glazed panels on either side that fill the superb reception hall with natural light. The exceptional hall is one of the many more appealing individual features of the house and the warm subtle tones of the genuine oak flooring gives an immediate impression of comfort and quality.

Furthermore, it is obvious that this house has been beautifully maintained and is exceptionally well presented.



The reception rooms are light and spacious with a superb dual-aspect sitting room having a tasteful fireplace and a broad bay window, wide enough for a four seater settee overlooking the patio and established garden.

The generous dining room enjoys a more open outlook to the front of the house, while the excellent study on the opposite side of the hall shares the same charming aspect.

Next, you will find a very flexible family room that opens to the fully fitted kitchen creating a pairing of open-plan rooms that work so well together as a real heart of the house. The family room leads out to the patio and garden with French doors and matching side screens. There is open access to the kitchen where a full range of shaker-style cabinets and integrated appliances frame a matching island with all having granite effect work surfaces.



The kitchen once more overlooks the lovely garden and leads in turn to a utility room with access to the patio and garden and a further door leading to a traditional pantry and beyond to the large attached double garage.

Returning to the hall there is a cloakroom with WC, basin and a window to the side. The half-return staircase rises via an open stairwell with a deep arched window illuminating both the stairs and the landing.

The first floor promises a calm retreat with its well-planned bedrooms all with en suite bathrooms or shower rooms. The Principal Bedroom impresses with a pretty outlook to the rear, and built-in double wardrobes, offering plenty of storage space and the adjoining shower room with a spacious shower enclosure is tastefully tiled and well-appointed.

The second of the four bedrooms again overlooks the rear garden, there are a range of built-in wardrobes and a door leading to the second en suite shower room. Bedrooms 3 and 4 also have built-in wardrobes and share a Jack & Jill dressing room en suite with diagonally opposed wash basins set in a full-width vanity unit with a door opening to an en suite Bathroom.



This third bathroom is a thoughtful touch that increases the level of comfort and convenience that the house offers.

Outside: The property stands beautifully at the head of Watercress Close and is approached via a double drive that is flanked by well-trimmed established hedges, lush greenery and two Cherry Trees that set a picturesque scene. The driveway provides parking and leads to the Double Garage that has twin doors, a personnel door to the side and a vast loft area above.

The real treasure awaits in the private rear that is bathed in summer sunshine all day and right into the evening. The garden is now mature with an abundance of specimen trees, shrubs and plants adding vibrant colours. This charming outdoor space is perfect for peaceful relaxation, outdoor gatherings, or children's playtime with a sweep of level lawns together with the extensive Indian Sandstone patio and a further secluded terrace.

In summary, this immaculate property presents a perfect blend of refined living, convenient location, and picturesque surroundings. Arrange a viewing today to avoid missing the rare chance to acquire an Arundel at the highly desirable Elms in Wraxall.



Enviably Position:

A key advantage of this fine house is its position. The property enjoys a quiet setting in arguably the most desirable location in this prestigious development, with easy access to the continuation of the Festival Way footpath that links close by open Greenbelt countryside to Nailsea town centre, allowing for some delightful walks in picturesque surroundings.

The Elms is now well-established and offers an attractive mix of impressive, high-value homes with sweeps of parkland. This particular setting is also sought after because of the ease of access to amenities in nearby Nailsea, with the town centre including the Waitrose supermarket and shopping centre less than a mile away. Nailsea also offers a comprehensive range of amenities, including an increasing number of shops, cafés, restaurants, a bank, health centres, and dental practices, while good schools of all grades are also available nearby, including Nailsea and Backwell secondary school. Infant and Junior schooling is available in Wraxall and at Golden Valley School in Nailsea. The facilities at Touts Supermarket in Wraxall are also within easy walking distance, and The Old Farmhouse pub is a gentle stroll away.

For commuters, good road connections are available to other nearby centres, with the City of Bristol just 8 miles away. Junctions 19 and 20 of the M5 (both within 6 miles) allow easy access to the country's motorway network, and longer-distance commuting is facilitated via the mainline rail connection in the neighbouring village of Backwell, with direct services to Filton - Abbeywood and beyond to Bath and London/Paddington (110 minutes).

To summarise, statements of excellence cannot begin to do justice to the property, which really should be viewed at the earliest opportunity. Telephone 01275 810030 and we will be pleased to take care of arrangements for you including collection from Nailsea - Backwell Station if required.



Services & Outgoings: All main services are connected. Telephone connection. Gas-fired central heating through radiators with a high-efficiency replacement boiler. Full double glazing. High-speed broadband is available. Council Tax band G.

Energy Performance: The house has been rated at a very good C-72, well above the average for a property in England and Wales of D-60. The full Energy Performance Certificate is available on request at info@hbe.co.uk

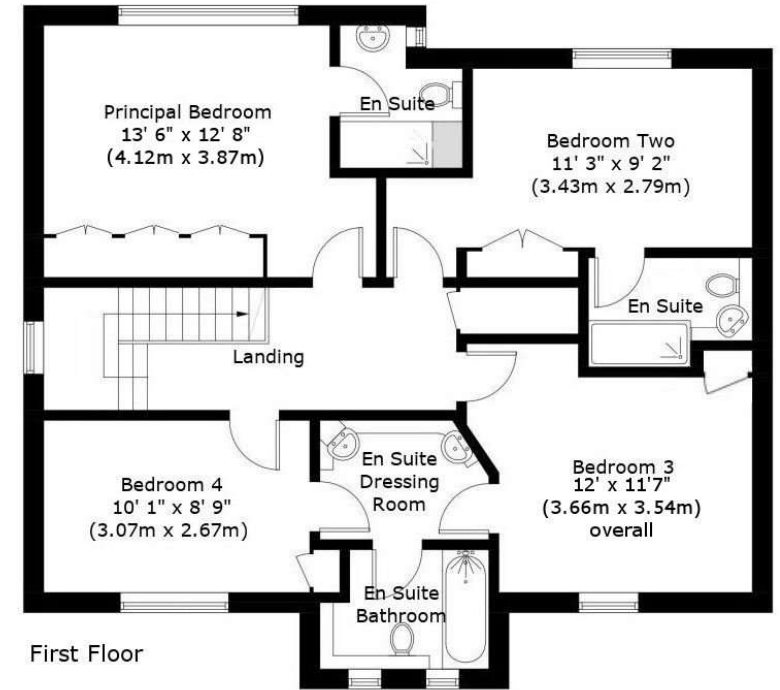
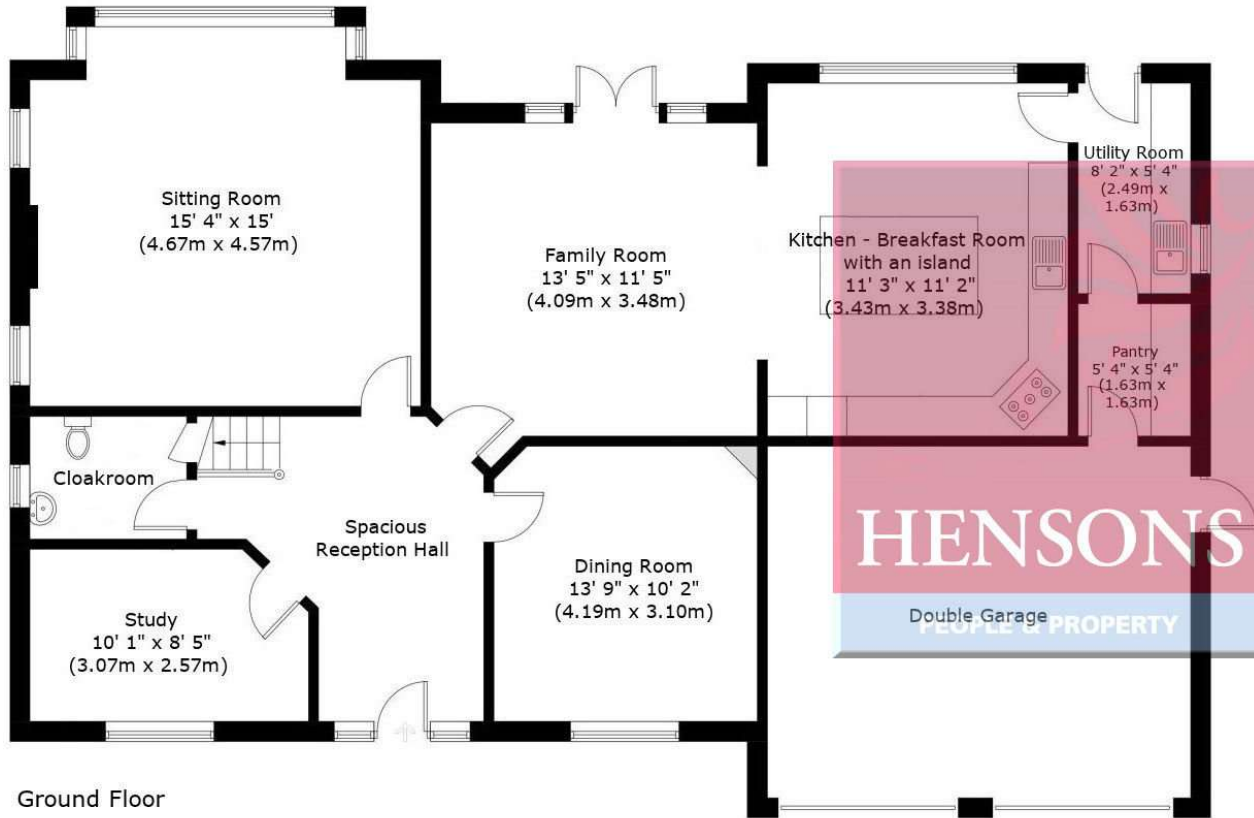
VIEWING: By appointment with the agents: Hensons - telephone 01275 810030.

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