

Wraxall, Bristol

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A gorgeous, detached home with an indoor pool, cinema room and separate one-bedroom cabin, within roughly 1.5 acres and enjoying south-facing, rural, views to the Backwell Hills and beyond.

### Distances

Bristol 9 miles | Clifton Village 7 miles | M5 (J19) 5 miles | Backwell Nailsea Rail Station 1.5 miles | Bristol Temple Meads (London Paddington) 8.7 miles | Bristol Airport 7.5 miles | Cribbs Causeway Regional Shopping Centre 11.3 miles (All distances approximate)

### The Property

A gorgeous, detached home with an indoor pool, cinema room and separate one-bedroom cabin, within roughly 1.5 acres of grounds and enjoying an elevated position with south-facing, rural, views to the Backwell Hills and beyond.

The property was built in the 1930s and has been well updated and maintained by the current owners, who added solar panels and air source heat pump.

The entrance is grand, with access to the entrance hall via stairs which join up to the wrap around, south facing terrace. The entrance hall opens through to the kitchen and main accommodation on the right and the pool area on the left. There is further access to the main living space through bifold doors along the front of the home, creating a great outdoor/indoor feel, which brings in plenty of natural light.

The main reception area is open plan, with the kitchen at the rear of the property and the sitting/dining area the front, which enjoys access to the south-facing balcony and extends the family and entertaining space during the warmer months. There is marble flooring with underfloor heating, bright interiors and plenty of natural light throughout.





The kitchen is shaker style with corian worktops and is well equipped with integrated appliances, ample storage and an island workspace with a breakfast bar on one side. Through the kitchen is convenient side access to the utility space and WC.

Just off the main open-plan living area is a purpose-built cinema and bar room. Again, with access through to the terrace, which allows a flow between the indoor and outdoor living- perfect for entertaining. The cinema space is tastefully finished, with built in surround sound, noise proofing walls and black out curtains.

There are three double bedrooms on the first floor, all of which have ensembles / shower rooms and built in wardrobe space. Two of the bedrooms on the first floor share the south-facing views at the front of the property and over the hills- they have French doors offering direct access to the terrace from both rooms. The third bedroom on this floor boasts of a large ensuite with a free-standing, brass, roll top bath and side access to balcony. There is a family bathroom which completes the first floor. The principal bedroom is exclusively arranged on the second floor, with a Juliette balcony looking over the rear garden and a large, marble decorated, ensuite with a walk-in shower and freestanding bath.

A great focus of the home is the pool room; finished and maintained to a high level and with stone flooring and lined with Palladian style windows along the front wall, which benefits from the south-facing rural views. The solar panels and heat-source pump ensure the pool is a low maintenance leisure facility. There is a convenient separate WC and shower/ changing space at the back of this room. The pool is easily accessed either through the main entrance hall and or via direct access to the terrace through French doors at the front.



## Outside

The approach to the property is private and through electric gates on either side of the in-out driveway. There is ample parking for around eight cars and a double garage.

Set centrally within its own plot, the property is surrounded by outside space: balconies in the principal bedroom and on the first floor; large wrap around terrace on the first and second floor; BBQ area; 1.5 acres of garden with mature trees.

## The Cabin

In addition to the main home is a one-bedroom, self-contained annexe in the rear garden, in log cabin style. Fully equipped with a kitchen, shower room and sauna. There are solar panels on the roof of the cabin.



## Property information

**Local Authority:** North Somerset County Council

**Tenure:** Freehold

**Council Tax Band:** F

**EPC:** D

**Services:** Mains water, electricity and drainage connected. Oil fire central heating. Double glazed windows. Solar Panels and Air Source Heat Pump.

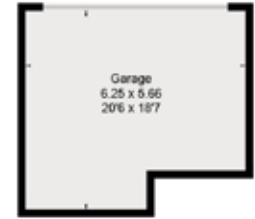
**Guide Price:** £1,750,000

**Viewings:** By appointment through joint / sole selling agents Knight Frank & Burston Cook



Approximate Gross Internal Floor Area  
 Main House= 342.3 sq m / 3,684 sq ft  
 Annexe/Garage = 85.2 sq m / 917 sq ft  
 Total Area = 427.5 sq m / 4,601 sq ft

This plan is for guidance only and  
 must not be relied upon as a statement  
 of fact. Attention is drawn to the important notice  
 on the last page of the text of the Particulars.



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



We would be delighted to tell you more

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