



## HIGH TREES

Cadbury Camp Lane, Clapton in Gordano, Bristol, BS20 7SA



# High Trees

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An exceptional family house on a sought-after private lane with superb ancillary accommodation, extensive garaging, tennis court and circa 2.7 acres of gardens and grounds.

\* PRINCIPLE 5500 SQ. FT FIVE BEDROOM FAMILY FARMHOUSE \*  
BEAUTIFUL OPEN PLAN KITCHEN, BREAKFAST ROOM AND ORANGERY \*  
DINING ROOM, DRAWING ROOM, STUDY AND FAMILY ROOM \* FIVE  
DOUBLE BEDROOMS AND FOUR BATH / SHOWER ROOMS \* DETACHED  
TWO BEDROOM COTTAGE \* FOUR CAR GARAGE WITH A ONE BED ANNEX  
ABOVE \* FURTHER GARAGING, WORKSHOPS AND POTTING SHED \*  
TENNIS COURT, GARDENS AND WOODLAND OF CIRCA 2.7 ACRES

## Situation

Cadbury Camp Lane is a private and sought-after lane just 6 miles west of Clifton. The lane provides easy access to Nailsea, west Bristol, Tyntesfield, Portishead and Clevedon, as well as the M5 motorway and national rail network and miles of open walks and bridlepaths.

Local schools include the OFSTED rated "outstanding" Gordano School, a Secondary School with Academy status, and St Peters Church of England Primary School, OFSTED rated "good". Nearby independent schools include The Downs Preparatory School (with Berties nursery) and within Bristol access to Clifton College, Clifton High School, BGS, QEH, Badminton and Redmaids amongst others.

J19 of the M5 is just 3.4 miles away, whilst Nailsea Train Station (4 miles) provides regular services to Bristol Temple Meads, linking to the wider national rail network. Shopping at Waitrose in Portishead is 2.5 miles away or Waitrose in Nailsea 3.4 miles away.

## For Sale Freehold

Cadbury Camp Lane has for many years been a much admired residential lane just 6 miles west of Bristol; with individual detached houses each set within generous gardens and grounds often stretching to several acres or more. The easy commute into Bristol, the lane's proximity to national road and rail infrastructure and the abundance of exceptional local schooling have helped cement it as the semi-rural address of choice.

Situated towards the favoured "top end" of the lane is High Trees; a stunning detached house set in exceptionally generous gardens, grounds and woodland of circa 2.7 acres boasting extensive







ancillary accommodation, generous garaging and off-street parking.

Over the past few years the current owners have sensitively adapted and improved the house whilst at the same time comprehensively overhauling and refurbishing the detached cottage and the annexe.

Internally they have redecorated the house throughout whilst adding a stunning David Salisbury Orangery to the rear; opening up from the kitchen / breakfast room and leading out into the fabulous garden.

As the double gates open they reveal the extent of the property's gardens, taking in the view from the detached cottage towards the bottom of the grounds and across to the main house, garaging and annexe.

From the expanse of off-street parking double wooden doors open into the main house which enjoys a large lateral footprint of some 5500 sq. ft. spread out over two floors.

The open plan kitchen and breakfast room are of particular note, with an abundance of Silestone worktops wrapping around the Everhot oversized range cooker, handmade wooden cabinets and range of integrated appliances. A truly beautiful space.

The breakfast room with its wall of bespoke cabinetry opens up into the fabulous orangery; finished with twin sets of French doors opening into the garden, a huge ceiling lantern and a contemporary "Dru" gas fire for cosy winter nights.

Across the remainder of the ground floor lie a separate sitting room with French doors out into the garden and a wood-burning stove; a large dining room and a generous family room with a wood burning stove and French doors onto the drive.



In addition there is a separate study with French doors into the garden, a well-appointed prep kitchen with additional fridge / freezer and workspace, a utility room, a separate cloakroom and a boiler room.

From the ground floor a handsome solid oak staircase leads to the first floor with a solid wooden banister and turned balustrades.

Upstairs lie five double bedrooms and four bath / shower rooms. The master suite is particularly impressive, with a 350 sq. ft bedroom along with a walk-in fitted wardrobe, second fitted wardrobe, timber decked balcony and a generous en-suite bathroom with a sumptuous jet-pool bath and oversize shower cubicle. Both of these rooms benefit from underfloor heating.

The remaining bedrooms are split between two guest suites each



with an en-suite bath / shower room and two further double bedrooms sharing a well-appointed family bathroom.

Along the landing is a shelved linen cupboard and additional storage.

### The Cottage

Situated at the bottom of its own access of the main drive and with excellent off-street parking is a detached two bedroom cottage of some 1150 sq. ft. The cottage has recently undergone a thorough refurbishment to provide two double bedrooms on the first floor (the master of which enjoys a balcony overlooking the gardens) and a shower room.

Downstairs is a superb 26' open plan kitchen, sitting room and dining room finished with a high specification (including a state of the art Mercury Cooker) and twin sets of bi-folding doors opening out into the garden. There is also a further bathroom and under stair storage.

A perfect space for dependent relatives, grown up children or staff / guest accommodation.

### Outside

The gardens and grounds of High Trees are a particular feature of the property; predominantly facing south, immensely private and stretching down from the house across a level lawn to privately owned woodland below covering some 2.7 acres in all.

Surrounding the house, driveway and lawns are meticulously planted borders with a riot of colour and form all 'year round including specimen roses, herbs and shrubs.

Mature trees are dotted throughout the lawn providing shaded spots to relax and dine al-fresco, whilst wrapping around the house is a deep paved terrace with access onto it from the sitting room, garden room and study along with a Jacuzzi spa hot tub.

At the bottom of the drive is a detached oak framed garage block with open plan parking for four cars as well as providing excellent storage. Above lies a recently refurbished one bedroom annexe with its own private terrace overlooking the house and garden. A brilliant "spill over" guest suite away from the house or private au pair accommodation.

### Services

Mains water and electricity. Private Calor Gas supply for the house, annexe and cottage. Septic Tank and Soakaway Drainage System.

Up to 1 Gb of fibre broadband. Alarm System.



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Approximate Area = 5417 sq ft / 503.2 sq m

Garage = 1299 sq ft / 120.7 sq m

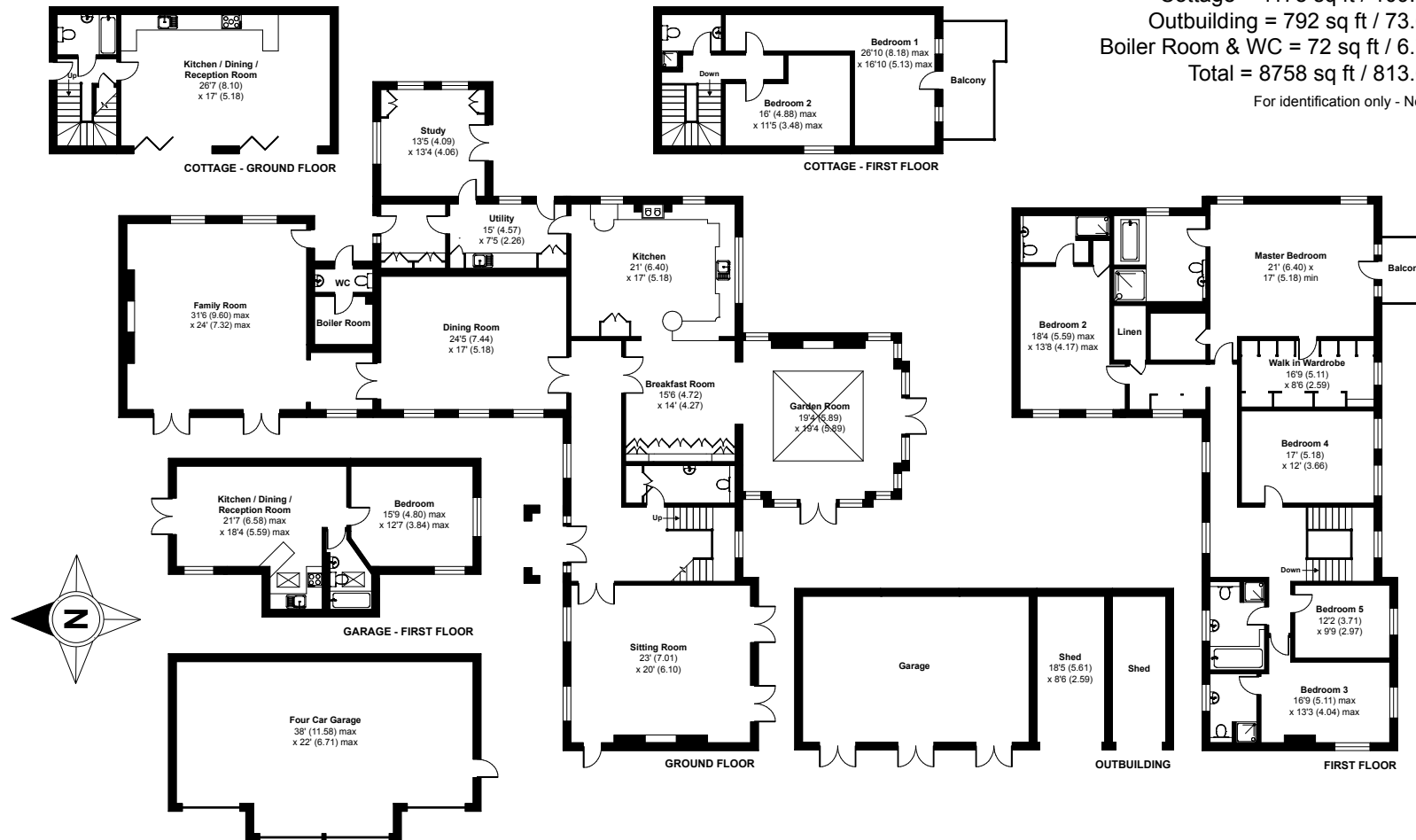
Cottage = 1178 sq ft / 109.4 sq m

Outbuilding = 792 sq ft / 73.6 sq m

Boiler Room & WC = 72 sq ft / 6.7 sq m

Total = 8758 sq ft / 813.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Rupert Oliver Property Agents. REF: 980180