



TREE TOPS BRISTOL ROAD, WRAXALL, BS48 1LB



BRISTOL ROAD

BS48 1LB

£875,000

- Detached five bedroom family home
- Stunning panoramic views
- Detached garage & off street parking
- Recently refurbished throughout
- Desirable village location
- Sizeable enclosed family friendly rear garden

SUMMARY

Occupying an elevated, prominent position along Bristol Road, Tree Tops is an attractive detached modern residence that effortlessly combines sleek design with contemporary kerb appeal. Set behind a handsome, traditional stone wall, the property features a crisp, rendered façade punctuated by attractive windows and a pitched roof structure that echoes its natural surroundings. A generous driveway provides extensive off-street parking for multiple vehicles, leading to a substantial detached double garage with a characterful timber-and-slate gable end and an adjoining utility space.

Internally, the home is defined by light-filled, flexible accommodation arranged over three meticulously executed floors. The ground level centers around sophisticated living and entertaining spaces, featuring a bright, double-aspect sitting room where sliding glass doors framed by the rural backdrop open seamlessly onto the garden patio. At the heart of the home, a spacious open-plan kitchen and dining room offers a stylish arrangement of sleek, handleless white cabinetry, wood-effect countertops, and integrated appliances, all bathed in natural light and served by a convenient adjoining cloakroom.

The upper levels provide exceptional versatility and comfort tailored for modern family life. The first floor hosts three well-proportioned bedrooms alongside a luxurious, fully tiled family bathroom featuring a contemporary standalone bath, a sleek dark vanity unit, and a walk-in rainfall shower enclosure. Ascending to the cleverly converted second floor, two further light-filled bedrooms under pitched rooflines benefit from elevated views across the rolling countryside, offering an ideal setting for principal guest suites, children's bedrooms, or a dedicated home office.

Externally, the property is designed to maximize its extraordinary, far-reaching views across the North Somerset landscape. The private, fully enclosed rear garden features a broad clay-paved terrace and an expansive lawn framed by historic stone walling and mature planting, creating a secluded outdoor sanctuary perfect for alfresco dining, relaxing, and taking in the panoramic rural vistas that make Tree Tops so exceptionally rare.







LOCATION

Occupying an enviable position along the highly regarded Bristol Road in the picturesque village of Wraxall, Tree Tops boasts a magnificent setting that perfectly captures the essence of refined country-house living. Set back amidst an elevated, tree-lined landscape, the location commands sweeping views across the surrounding North Somerset countryside while offering an extraordinary degree of privacy, elegance, and natural tranquility.

Wraxall itself is one of North Somerset's most coveted and historic village locations, celebrated for its timeless stone architecture, vibrant community spirit, and quintessential rural atmosphere. The immediate area is steeped in heritage and outdoor leisure, anchored by the magnificent National Trust Tyntesfield estate, a grand Victorian Gothic mansion framed by over 500 acres of parkland, Grade I listed gardens, and picturesque woodland walking trails right on your doorstep. Residents enjoy seamless access to acclaimed local country pubs, scenic bridleways, and nearby leisure pursuits including Noah's Ark Zoo Farm, local golf clubs, and nearby equestrian facilities.

Families are exceptionally well catered for with an outstanding selection of schooling options in both the state and independent sectors. The village is home to the highly regarded Wraxall Church of England Primary School, while prestigious independent schools including The Downs Prep School in neighboring Failand, Clifton College, Badminton School, and Bristol Grammar School in nearby Clifton are all within effortless commuting distance. A comprehensive array of day-to-day amenities, major supermarkets, and boutique independent shopping can be found just minutes away in nearby Nailsea, Backwell, and historic Clifton Village.

With its serene countryside surroundings, Tree Tops benefits from superb proximity to key regional and national infrastructure. Central Bristol is just seven miles away, providing access to world-class dining, arts, and commerce, while Clifton Village can be reached via the iconic Suspension Bridge in a matter of minutes. For commuters, Junctions 19 and 20 of the M5 motorway are within easy reach, offering rapid road links to the wider motorway network. Direct and frequent rail links operate from nearby Nailsea & Backwell and Yatton stations, delivering swift journeys into Bristol Temple Meads and London Paddington, while Bristol International Airport is conveniently situated just a short drive away for international travel.

ADDITIONAL INFORMATION

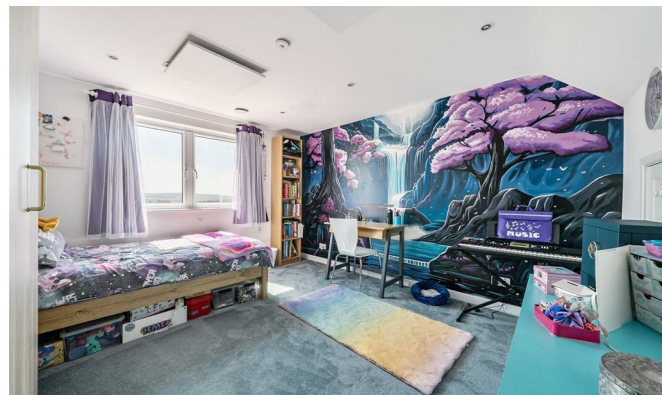
Tenure; Freehold

Council tax band; E

EPC; TBC

Services; electric, water & drainage

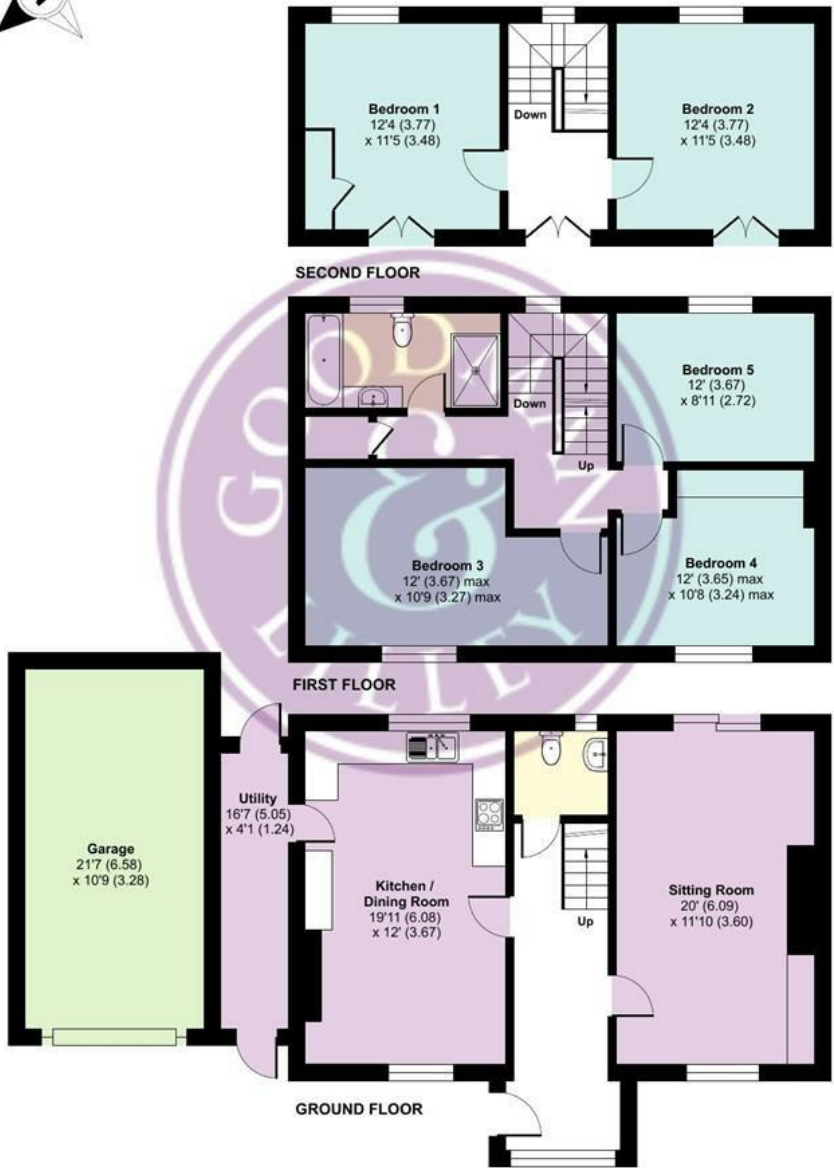
The property is fitted with MVHR (mechanical ventilation heating recovery) system.



Bristol Road, Wraxall, Bristol, BS48

Approximate Area = 1717 sq ft / 159.5 sq m
Garage = 232 sq ft / 21.5 sq m
Total = 1949 sq ft / 181 sq m
For identification only - Not to scale

BS48 1LB



AT A GLANCE

TOTAL SQUARE FOOTAGE: 1949.00 SQ FT
COUNCIL TAX BAND: E
RECEPTION ROOMS: 2
BEDROOMS: 5
BATHROOMS: 2
TENURE: FREEHOLD





HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla