

4 Robinson Close, Backwell, North Somerset

A superb quiet setting offering a feeling of space far away from any areas of planned or potential new development.

HENSONS

PEOPLE & PROPERTY

4 Robinson Close,
Backwell,
North Somerset BS48 3BT

Offers in the region of £734,950

There are certain addresses in Backwell that have always carried a quiet prestige — and this is undoubtedly one of them.

A superb 4 bedroom, 2½ bathroom, home of premium design with a fabulous almost new open plan kitchen diner overlooking the private garden that is available due to relocation out of the region and is on the market for only the second time since new.



Typically, people move to Robinson Close and like to stay such is the attractive nature of this exclusive setting with lots of space and each house set in a generous garden. This is why such a large percentage of the 20 already ample houses here have been extended, all tastefully because people have chosen to enlarge rather than move elsewhere.

This impressive four-bedroom detached family home occupies a truly special position within a small, award-winning development built in the late 1980s by Clarke Homes. Arranged in two peaceful cul-de-sacs, well away from through traffic and any areas of possible or planned new development, the setting has matured beautifully over the years.

Beyond the generous, level and part-walled rear garden stands a picturesque ancient orchard in the village conservation area, creating a rare green backdrop that will never lose its appeal.









Over the past four decades, we at Hensons have handled every sale bar one within the close, having originally acted for the developer when the houses were new. No estate agent knows the history and nuances of this address as well as we do — and homes here have consistently commanded strong demand.

A Home Designed for Living and Growing:

This is a house that feels reassuringly well balanced from the moment you arrive and within the fixtures, fittings and décor and smart contemporary, a real change from when the present owners acquired the house.

Then nothing had changed since new with original bathrooms, kitchen, boiler, décor and even wallpaper still all there but



perfectly preserved from show home days in 1986! Needless to say, the house is very different now and is ready to move into form having been subject to a considerable program of alteration, refit and expenditure.

A pillared porch shelters the classic panelled front door, opening to a welcoming reception hall with a staircase rising to the first floor and new current style doors radiating to the principal rooms.

The living room is generous in proportion, centred around an attractive feature inglenook-style fireplace, currently framing a very well-matched living flame gas fire but equally suited to an open fire or, with appropriate lining, a wood-burning stove.

A broad bay window allows an outlook to the front, while glazed doors connect naturally to the formal dining room beyond.

The original dining room has been redesigned to offer a variety of task driven options; the current arrangement is as an attractive snug – TV room – family room with that same picturesque outlook to the rear. However, this room could work as a great study leading straight out to the patio, a playroom or whatever the need requires.

The kitchen – diner- family room is a fabulous space having been completely remodelled and enlarged in recent years. The whole area enjoys a lovely relationship with the rear garden having dual rear windows and French doors capture the picturesque view and opening directly onto the paved terrace — perfect for summer evenings overlooking the orchard backdrop.

The part vaulted ceiling with Velux windows adds great volume to the room, in addition to the integrated appliances there is also space for an American style fridge freezer and a utility area has



been created within the back eighth of the double garage with a door directly from the kitchen and a door and window to the garden via the path at the side of the house.

A cloakroom is arranged off the hall and the staircase with storage beneath rises to the first-floor landing.

Importantly, the design readily lends itself to enlargement if desired, although the current space within the house will be more than enough for most. However, the half-integral double garage presents genuine potential for part conversion (subject only to building regulations).





Upstairs, the proportions continue to impress with the principal bedroom an excellent size, complete with a range of fitted wardrobes and a smartly appointed fully refurbished en-suite shower room.

Bedroom two is another particularly generous double, with built-in storage and an open front outlook.









Bedrooms three is another double room four which also overlooks the garden is similarly comfortable, making them ideal for children, guests or additional workspace.

An updated contemporary fully tiled family bathroom completes the suite of rooms on the first floor.

Gardens & Outside Space

The rear garden is one of the properties defining features.

Level, private and of excellent size, it is simply arranged with a paved terrace leading onto lawn, bordered by well-stocked shaped beds. The orchard beyond in the distance, adjoining the Grade II listed Katherine's Place within the village conservation area, provides a uniquely attractive green backdrop

A picturesque no-through country lane runs alongside, leading up to Backwell Hill Woods and onwards to Brockley Coombe a wonderful local walk quite literally on your doorstep.

To the front, a double driveway provides parking and access to the Double Garage 16' 9" x 16' 8" (5.11m x 5.08m) internally, with lighting, power, loft hatch (garage attic) a personnel door to the side plus a door into the kitchen. There is a wall mounted high efficiency gas fired boiler that has been installed by the present owner's contractors and plumbing is provided for a washing machine.



Why We Love It

It is the combination of setting and substance that makes this house stand apart. The orchard outlook, the conservation surroundings, the quiet broad cul-de-sac position with just twenty houses total in the development yet with genuine greenbelt countryside, schooling and commuter links, a village pub, cafes and shops all within easy reach create a balance that is increasingly hard to find.

Backwell itself remains one of North Somerset's premier villages, with excellent schooling, strong community spirit and outstanding connectivity.
Bristol lies approximately 8 miles away, junctions 19 and 20 of the M5 are similarly convenient, and Backwell's mainline railway station (around a mile away) offers direct services to London Paddington. This is a home that has been carefully kept, quietly improved and clearly loved — now ready for its next chapter.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band F

Energy Performance Certificate & Construction:

The house has been assessed at Band D and the full EPC is available on request by email. The house is traditionally constructed.

Photographs:

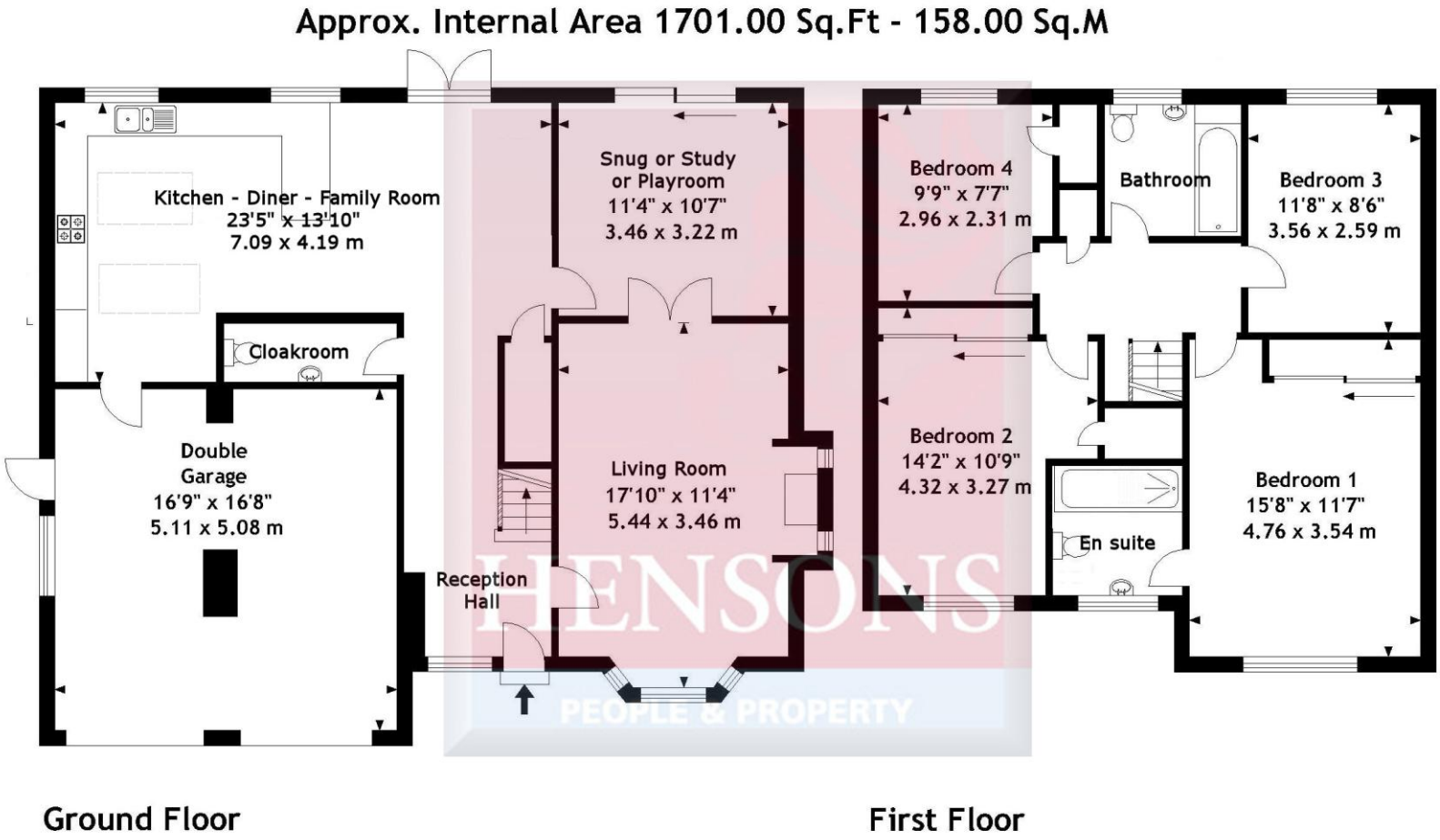
See more photographs on our web site at www.hbe.co.uk

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call us on 01275 810030 and we will arrange a call for you.

Viewing:

Only by appointment with the Sole Agents: Hensons - Telephone 01275 810030



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