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FOR SALE

16 Cheddar Close, Naislea - The Prime Perrings close

- Offers in the Region of £674,950





An Individual Split-Level Family Home in One of Nailsea's Most Sought-After Settings
A thoughtfully designed and rather individual 4 bedroom split-level family home, offering generous and characterful accommodation in a superb south-westerly facing setting.

Positioned within Cheddar Close – widely regarded as the premier address in the highly desirable Perrings area – the property enjoys a mature, secluded south and west-facing garden and the rare advantage of shared use of a private residents' tennis court.

The Setting

The location is, in many respects, one of Nailsea's most appealing. Set towards the southern edge of the town, it offers an excellent balance of accessibility and tranquillity. Open parkland lies close by, while the town centre is within a comfortable 15-minute walk, providing a wide range of everyday amenities including Waitrose, Tesco, health centres and leisure facilities.

Families are particularly well served, with highly regarded schools for all age groups nearby, and excellent connectivity further enhances the appeal. The Sustrans cycle network provides a direct route towards Bristol, approximately eight miles away, while the mainline railway station at Backwell – within easy reach – offers convenient services to the wider region.

The Perrings itself has long been recognised as one of Nailsea's most desirable residential areas, characterised by low-density development, mature surroundings and a genuine sense of space. Cheddar Close sits at its heart, distinguished further by the exclusive use of a private hard tennis court for residents – a rare and valuable amenity.

The House

The accommodation is both well balanced and highly practical, arranged over a split-level design with two short flights of stairs rising and descending from a central reception hall.



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This layout creates a natural separation of living and sleeping spaces while maintaining an easy, connected flow throughout.

The reception hall provides access to a useful built-in storage cupboard, the double garage, and a versatile study or fourth bedroom – ideal for modern working arrangements or flexible family living.

On the lower ground floor, a further hallway opens to the principal living spaces. The living room is particularly attractive, arranged to take full advantage of the garden outlook and opening directly onto the patio via sliding doors, allowing the outside space to become a natural extension of the home during the warmer months.

The dining room mirrors this connection, enjoying views over the garden and linking seamlessly to the generous conservatory – a valuable addition that enhances the sense of space and light while drawing the garden beautifully into everyday living.

The kitchen is well proportioned and fitted with a comprehensive range of farmhouse-style oak units with provision for a good range of appliances, and an integrated dishwasher. Above the full-size slot in cooker space, there is an integrated cooker hood. There is an attractive outlook to the rear garden. While it is not at all necessary, should you prefer a larger open-plan kitchen diner, then here it is possible, as we have sold at least two houses of the same original design in The Perrings where the wall between the kitchen and dining room has been removed, creating an even more spacious double-aspect layout.

Set to one side of the kitchen, a practical utility area provides additional storage and access to the broad paved area at the side of the house and the rear garden beyond, while a door from the hall leads to a ground-floor cloakroom – both invaluable features for family life.

Bedrooms and Bathrooms

On the upper floor, the landing leads to the bedrooms and a spacious family bathroom, fitted with both a bath and a separate shower.

The bedrooms are well arranged, several enjoying views over the rear garden, with the double aspect principal bedroom benefiting from its own "en suite shower area", adding a further level of comfort and convenience. It is entirely feasible to create an entirely separated en suite if required, and the new separate room would have the benefit of a window to the front.

Outside

To the front, the house is set back behind a lawned garden with established shrubs, including a superb Acer, creating an attractive approach. A double-width driveway provides parking for at least two vehicles and leads to the double garage, which is equipped with power, lighting and internal access.

The rear garden is a particularly appealing feature – private, mature and thoughtfully arranged.





A paved patio adjoins the house, ideal for outdoor dining, with the shaped lawn beyond that is framed by gravel beds. A further gravel area is set to the side of the house, while a second patio area on the far side of the conservatory is easily accessed from the kitchen.

A wide paved path leads to a gateway at the side of the house and passes a timber garden shed which is nicely hidden away. A second terrace towards the lower part of the garden offers additional seating space, while the entire plot is enclosed and well screened by a variety of established trees, shrubs and planting, creating a peaceful and secluded environment.

A Home with Space, Character and a Rare Setting

This is a home that offers something a little different – both in its design and its setting. The combination of split-level living, generous proportions, mature surroundings and the unique addition of a private tennis court creates a lifestyle opportunity that is seldom found within the town.

Services & Outgoings

All main services are connected. Telephone connection. Gas fired central heating through radiators with an efficient 'combi boiler. Full double glazing. High speed and superfast broadband are available with download speeds up to 1.5 Gb or better via fibre. Cable TV services are also available. Council Tax Band E

Energy Performance

The house is about to be assessed for energy performance, and the certificate will be published immediately.

The Town

Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol, at just 8 miles from the city.

A good range of amenities are available, including large Tesco and Waitrose supermarkets, a pedestrianised shopping centre with nationally known and smaller independent retailers, a monthly farmers' market and professional offices. There are two health centres, dental practices, a leisure centre with a gym, and cafes, pubs, and restaurants, including the excellent White Truffle restaurant.

Though well placed for commuters, Nailsea is surrounded by the pretty countryside of North Somerset and has easy access to other major centres in the area, as well as to the Sustrans national cycling network. Junctions 19 and 20 of the M5 are less than 6 miles, giving easy access to the country's motorway network.

Viewing

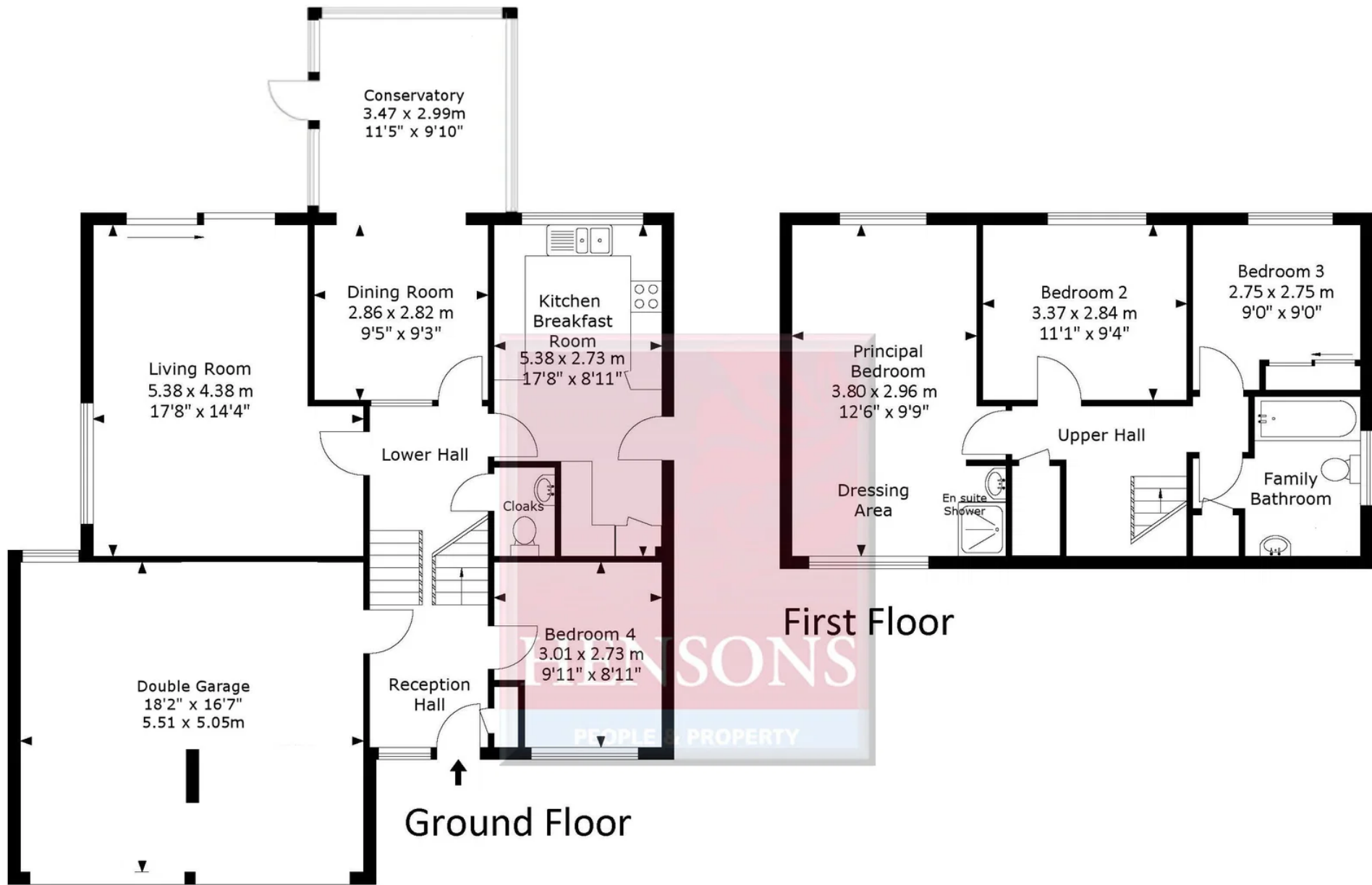
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