



1 Cherington Road in the Trenglewood area - A premium 3 bedroom home.

Nailsea - Offers in the region of £449,950



CHERINGTON  
TO - OAKSEY CR.  
LONDON.



A particularly spacious and well-proportioned premium three-bedroom detached home, offering a scale of accommodation that compares favourably with some nearby four-bedroom properties. Set within a private, south-facing garden and occupying a prominent position in the ever-popular Trendlewood area of Nailsea, the house enjoys a lovely balance of space, light and location.

Perfectly placed for family life, excellent local schools are close at hand, with Golden Valley and its adjoining parkland just a five-minute walk away. Protected open countryside lies on the edge of the town, while Festival Way provides an easy, level route into the town centre.

Originally built in the early 1980s by a respected, award-winning developer, the house has been carefully updated in more recent years. The result is a home that feels both established and well considered, with generously proportioned, well-balanced accommodation throughout, presented in a neutral and inviting style.

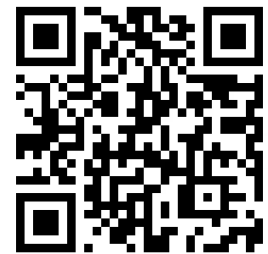
The setting is especially appealing. Cherington Road sits on the edge of Golden Valley, where open parkland offers a sense of openness and green space, with Nowhere Wood beyond further enhancing the area's appeal to families. The surrounding neighbourhood is characterised by similarly well-maintained homes, many set within sizeable plots that help preserve a feeling of space and maturity.

### **The Accommodation**

The house is approached via a large conservatory-style porch, offering a bright and welcoming introduction while also contributing to the home's overall energy efficiency. This versatile space provides room to sit and enjoy the garden outlook, while sheltering the front door, which opens into the reception hall.

From here, doors lead to the principal living space and a cloakroom fitted with a WC and wash basin.

The living room is particularly spacious and benefits from a dual aspect, enjoying a more open outlook to the front and a connection through to the conservatory at the rear.



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The layout is notably flexible, allowing the room to function as a generous sitting room complete with a recessed fireplace and traditional wood-burning stove, a combined lounge–dining space as originally intended, or a living area with a study zone. Fitted cabinetry and matching display bookcases have been thoughtfully designed to create a media wall, adding both practicality and visual balance.

This is an excellent reception space, equally suited to everyday living and entertaining, flowing seamlessly into the large rear conservatory. A superb addition to the original design, the conservatory effectively draws the living space into the garden and provides ample room for both seating and dining. It is fully double glazed and features a high-quality Pilkington K solar-reflective glass roof, with French doors opening directly onto the rear patio and garden.

The kitchen has been refurbished in a timeless Shaker style, fitted with wall and floor units complemented by granite work surfaces. There is an integrated dishwasher, a range cooker with a feature chimney hood, space for a washing machine, and a pleasant outlook over the rear garden. A door provides convenient side access. As with the rest of the house, the kitchen is well maintained and presented in good order.

On the first floor, a galleried landing leads to three comfortable double bedrooms and the family bathroom. There is also access via a hatch and ladder to an insulated loft.

The principal bedroom is well appointed with a suite of fitted wardrobes and matching furniture and enjoys an outlook towards the private rear gardens and mature trees beyond. The remaining two bedrooms benefit from a more open aspect to the front.

The bathroom has been updated with a classic white suite, including a quadrant shower enclosure in place of a full-size bath, a pedestal basin and WC. Complementary ceramic tiling and a rear-facing window complete the space.

### Outside

To the front, the garden is laid to lawn and bounded by a low wall, with a paved double-width driveway providing ample parking and leading to the integral garage, which has light and power connected.

The side and rear gardens are a particular feature of the property, offering a high degree of privacy and enjoying a sunny south-westerly aspect, ensuring sunlight throughout the day. A mature oak tree provides welcome shade during warmer periods, while established shrubs and planting add colour and interest. There is also useful space to the side of the house, with a pathway and gate returning to the front.

### The Town

Nailsea is the smallest of the North Somerset towns but the best connected, especially to Bristol.

Nailsea's town centre is just over half a mile away and can be reached on foot in around 10 minutes. Here, residents benefit from a wide range of amenities, including healthcare facilities, a pedestrianised shopping centre, and both Waitrose and Tesco supermarkets.





The town also offers a selection of cafés, bars and restaurants, while the picturesque Farmhouse pub is close by. For those who enjoy walking or cycling, the surrounding countryside provides routes towards Backwell Common and beyond, with a Sustrans cycle route easily accessible.

For commuting, the property is particularly well placed. Bristol lies approximately eight miles away, two junctions of the M5 are within six miles, and a mainline railway station in nearby Backwell provides regular services to regional and national destinations, including direct trains to London Paddington in under two hours.

#### **Services & Outgoings**

Mains water, gas, electricity and drainage are connected. The telephone is at present connected. Gas fired central heating through radiators with a replacement high-efficiency boiler. uPVC double glazing. High speed broadband services are available, and cable broadband and TV services are available in the road. Download speeds of up to 1.5Gb or better. Council Tax Band D.

#### **Energy Performance**

The property has been assessed for energy efficiency at Band C-63.

#### **Construction**

The property is understood to be of traditional construction.

#### **Viewing**

By appointment with the Sole Agents.

Telephone: **01275 810030**. Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

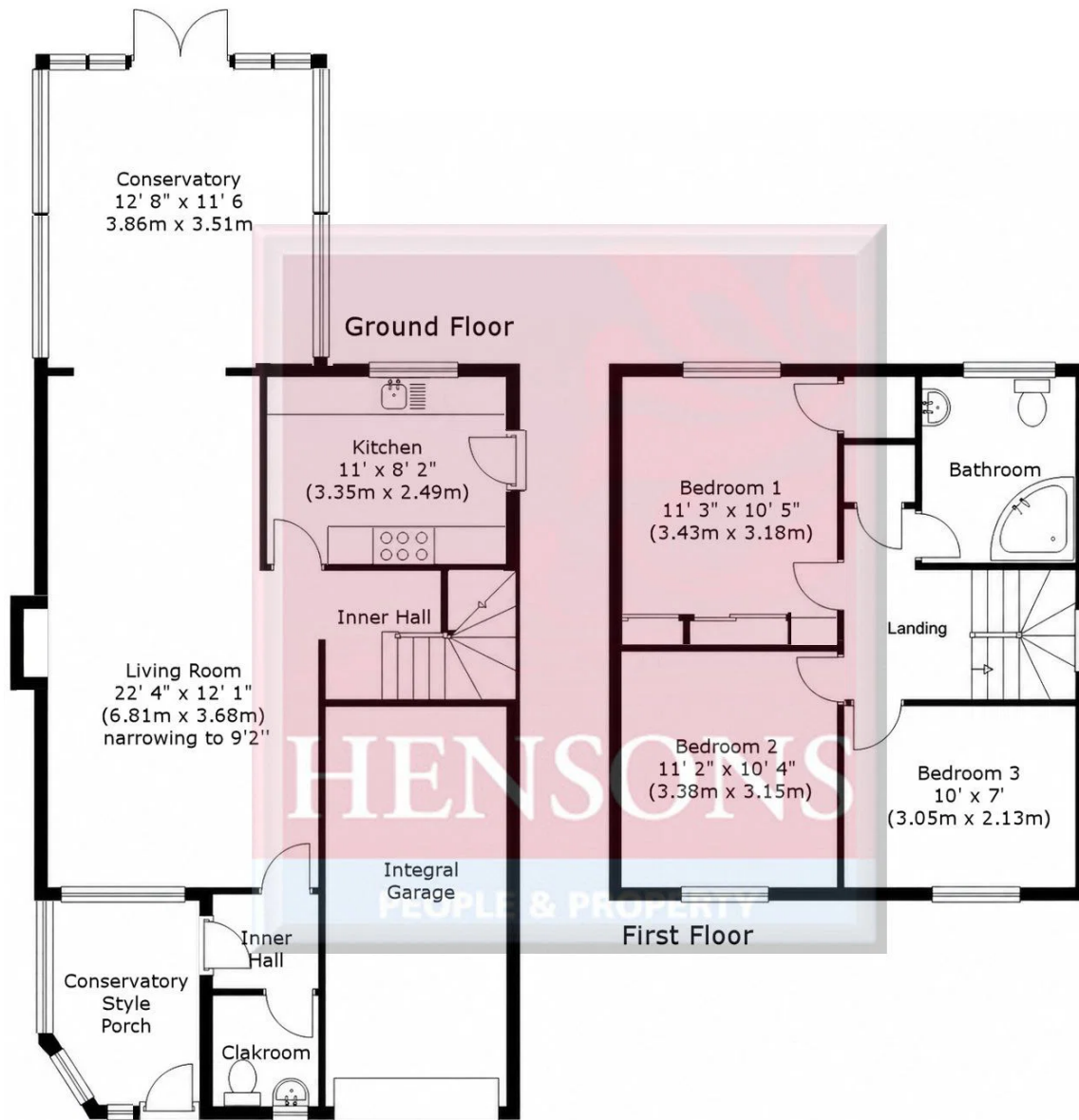
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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