



The Maples - Generous family living with annexe flexibility, sunny gardens and excellent parking
Nailsea - Offers in the Region of £449,950





4 bedrooms | 2 bathrooms | Cloakroom | outstanding open-plan kitchen/diner/family room | generous living rooms | south-facing garden | double garage and good parking.

An exceptionally spacious and highly versatile four-bedroom family home, combining attractively presented accommodation of excellent proportions with the added flexibility of an attached annexe that works equally well as additional extended accommodation rather than an annexe.

This additional space creates further living accommodation, ideal for a dependent relative, teenagers, guests, or those working from home. Equally, it offers potential to provide an additional income, perhaps through Airbnb-style letting or a lodger arrangement, subject to any necessary consents.

Rarely does the phrase “deceptively spacious” apply more appropriately than here at The Maples. This hugely flexible home has been enlarged both to the side and rear by a respected, long-established local building firm, transforming the property from a conventional three-bedroom house into a very comfortable family home of excellent proportions.

The house is well-appointed and beautifully finished. The design and styling are superb, and the accommodation lends itself to a variety of layouts, making it particularly well suited to an extended or blended family seeking a home for multigenerational living.



The entrance hall opens into a large living room, originally designed as a lounge/diner. Since the alterations, the dining area now forms part of the impressive open-plan kitchen/diner/family room and is accessed via internal decorative bi-fold doors, allowing the living space to be opened up when entertaining or for larger family gatherings.

The living room enjoys an outlook to the front, while a doorway opens to the staircase, and a further door opens into a lobby with a cloakroom beyond.



Find it on our website

Passing through to the rear of the house, the scale of the accommodation becomes immediately apparent. The dining area forms part of the outstanding open plan kitchen/diner/family room, which is arranged to overlook and open onto the patio and private south-facing rear garden. There is ample space to sit and enjoy the garden outlook, while the kitchen itself is fully equipped with a wide selection of wall and floor cupboards, provision for a dishwasher and washing machine, space for a large range cooker, which is included, and an American-style fridge freezer. The generous work surfaces complement the island unit, which provides space for breakfast stools, while the cupboards are of a timeless, classic design.

The annexe can be used as an extension of the main living accommodation or as a virtually self-contained auxiliary one-bedroom living space. There is a separate kitchen, which could alternatively serve as a large utility room if preferred. However, the room is spacious enough to accommodate a small dining table and, with direct access to the garden, could also provide a comfortable sitting area.

An inner hall connects this room with a nicely finished shower room, complete with a large double-width shower enclosure. From here, there is also access through to the main part of the house and to the annexe bedroom.

Returning to the main section of the house, the staircase rises to a landing, which opens to three further generous bedrooms, all of which are light and bright. The family bathroom is beautifully appointed in a contemporary style, complete with high-quality tiling, a double-ended centre-fill bath and a separate quadrant shower enclosure.

Outside

To the front, the garden is laid to lawn in an open plan design and offers potential to create additional parking space, if ever required. The sweeping driveway leads to a gravelled parking area, tucked away to the side of the detached double garage, which has twin roller doors, lighting and power connected.

A gate at the side opens to the rear garden, which is a delight. Designed for ease of maintenance while taking full advantage of its sunny southerly and westerly aspects, the garden includes a full-width sun deck adjoining the back of the house, leading in turn to a broad gravelled area. The garden is fully enclosed and sheltered by timber panel fencing, while a mature tree provides a welcome degree of shade on the hottest summer days. A useful timber garden shed stands in one corner, providing additional storage.

Services & Outgoings

Mains water, gas, electricity and drainage are connected. Telephone connection. Gas-fired central heating through radiators. uPVC double glazing. High-speed broadband services are available, including cable and cable/fibre optic services, with download speeds of up to 1 Mbps or better, source Ofcom.

Energy Performance

The house has assessed for energy performance and is anticipated to be a Band C. The full certificate and actual rating will be made available as soon as it is published.





Construction

The house is traditionally constructed.

Viewing

Only by appointment with the Sole Agents: Hensons – Call or email our friendly and knowledgeable team to view.

The Town

The town centre is well under a mile distant and there are good local amenities even closer with shops in North Street, Hannah Moor Road and Old Church Road. Other amenities include nearby Hannah Moor and The Grove schools, while Nailsea School is within easy walking distance.

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 wide range of amenities are available in the town centre and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a Crown Post Office, library and a pedestrianised shopping centre with nationally known and smaller independent retailers. In addition, there are good cafes and restaurants and a leisure centre with a gym.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles away giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.

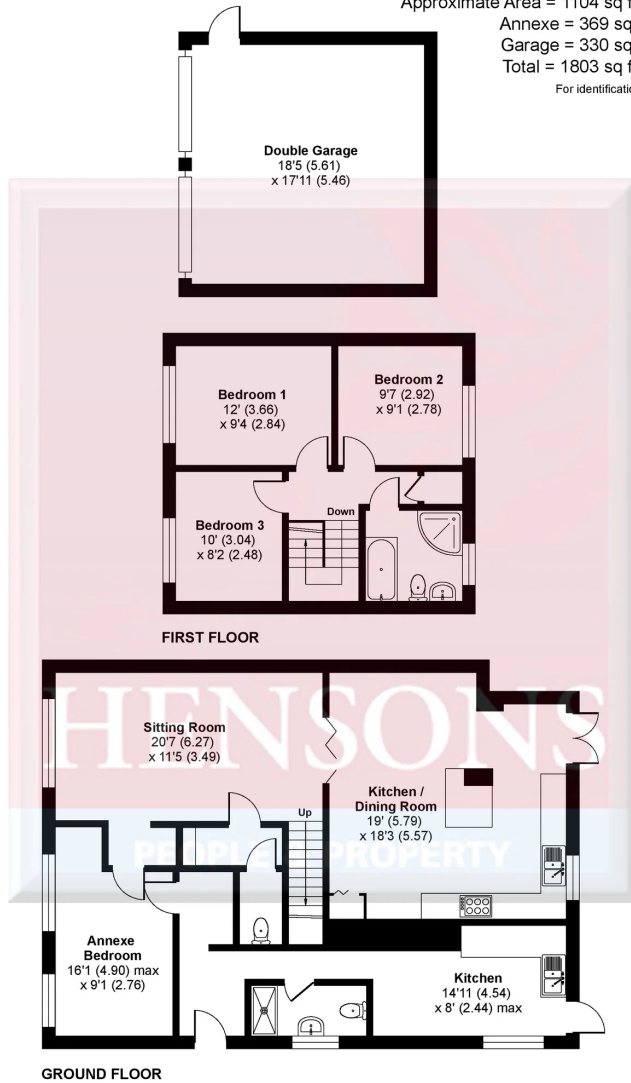
N.B. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is recommended to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries; accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas is only an opinion or estimate or, where mentioned, based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract, and no warranty is given; neither do they form part of any offer made by the agents or the seller. © Hensons 2026





The Maples, Nailsea, BS48

Approximate Area = 1104 sq ft / 102.5 sq m
 Annexe = 369 sq ft / 34.2 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 1803 sq ft / 167.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hensons Estate Agents LTD. REF: 1478475



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

www.hbe.co.uk

