1 THE ORCHARDS
Emersons Green Lane, Emersons Green, Bristol, BS16 7AB
A stunning, well-proportioned and beautifully presented detached family home; with a gated gravel driveway and integrated double garage.

A HANDSOME AND WELL-PROPORTIONED FIVE-BEDROOM FAMILY HOME | STUNNING OPEN PLAN KITCHEN & ORANGERY | SITTING ROOM WITH FRENCH DOORS TO THE GARDEN | DINING ROOM & SEPARATE SNUG / TV ROOM | MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE BATH AND SHOWER ROOM | FOUR FURTHER BEDROOMS | TWO EN-SUITE SHOWER ROOM AND A FAMILY BATHROOM | INTEGRATED DOUBLE GARAGE AND SEPARATE GYM / HOME OFFICE WITH SAUNA | GATED GRAVEL DRIVE WITH PARKING FOR SEVERAL VEHICLES | LANDSCAPED FRONT AND REAR GARDENS WITH LEVEL LAWN AND DINING TERRACE

Situation
The Orchards is situated on Emersons Green Lane, at the very end of a quiet and peaceful no-through road. With little traffic, residents regularly walk the lane with easy access to green open space just a few hundred yards from the front door.

Local shopping is available in Emersons Green itself, with a large Sainsbury's supermarket and a number of independent bars and cafes, as well as further shops and essential amenities.

J1 of the M32 is 3.5 miles to the west, connecting Emersons Green to Bristol and the M4; whilst to the east is open countryside and access to several highly regarded golf clubs including The Players, The Kendleshire and Manor House Golf Club at Castle Combe.

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1 The Orchards was lovingly built by the current owner, a developer, for their family a little over ten years ago and finished to a high standard throughout. Particular attention was given to sourcing the best materials, including 150-year-old reclaimed bricks to give the house a period feel, with all the convenience and benefits of a modern build.

Built as pair in 2006 (no. 2 is adjacent), they have more recently been extended, with the addition of a stunning
orangery, opening out from the kitchen and now without
doubt the owner’s favourite room.

Leading in from the gated gravel drive, there is an expanse
of parking for numerous cars, in addition to the integrated
double garage. The pillared entrance porch creates a grand
entrance, with double doors leading into the entrance porch.

Accessed from the hall is a charming TV / play room; ideal
for families or adding the potential for a separate study
should the fifth bedroom be needed. Opposite the TV
room is a generous dining room, built in the American style,
open-plan to the hall. This creates a wonderful feeling of
space, and is a sociable room linking via the hall with the
kitchen and sitting room.

The sitting room itself is a fabulous retreat; with a wonderful
feeling of space and natural light. A contemporary gas
fire provides ad focus point and feature, whilst French doors
open onto the dining terrace and garden.

The kitchen a stunning room; recently extended by adding
an Orangery to the rear of the house, creating a fabulous
open plan family room, flooded with natural light and a real
heart to the home. There is an expanse of space and work
surfaces, with excellent floor and wall mounted storage
cupboards, an integrated oven and microwave and space for
an American style fridge/freezer. The family regularly gather
around the central island, situated under a magnificent
ceiling light and with triple aspect views over the garden.
French doors lead out onto the dining terrace; ideal for BBQ’s
and summer parties, with a side door leading to the gym.

Upstairs, the fifth bedroom is accessed from the half-
landing, and currently provides a useful study space for the
owner. This could easily be re-adopted as bedroom space
however should the extra space be needed.

The master bedroom is a real retreat; great care and
attention has been given to the finish, with clever lighting
as well as a bespoke bed canopy, detailed wooden flooring
and access to a generous walk-in wardrobe. There is well-
appointed en-suite bathroom, compete with Jacuzzi bath
and walk-in corner shower cubicle.

Bedrooms two and three are to the rear of the property, and
virtually mirror each other with built-in fitted wardrobes and
an en-suite shower room each. Bedroom four is a lovely
double bedroom, again with fitted wardrobes and shares the well-appointed family bathroom with bedroom five.

**Outside**

Situated at the end of a no-through lane, The Orchards are approached via a private drive, with No. 1 on the left with electric double gates leading into the gravelled drive. The front is divided between gravel parking and lawn and affords a private outlook from the main house and a fully enclosed space for families of all ages to enjoy.

To the rear of the house is an elegant landscaped garden, providing a level lawn with mature trees and well-tended borders; complete with a period stone wall enclosing the rear. Clever lighting illuminates the wall and trees at night, extending the use of the garden well into the evening. A gravel dining terrace provides a perfect space for BBQ’s and summer drinks, and a gravel path leads around to the detached “gym” complete with sauna. This could easily adapt itself to a home office, or several other uses subject to any necessary consent.

The double garage is fully equipped with power and light, and houses the washing machine and dryer, as well as a fully plumbed Belfast sink.

**Services**

All mains services connected. Gas fired central heating system. Telephone and Broadband by private arrangement. Council Tax: Band F.

**Local Authority**

South Gloucestershire Council.

**Viewing**

Strictly by appointment with Rupert Oliver Property Agents.

**Directions:** BS16 7AB

Turn left on Blackhorse Road and take the first right onto Emersons Green Lane. At the fork, veer right and No. 1 The Orchards is on the left-hand side.
1 The Orchards
Bristol

Approx. Gross Internal Area
Main House
2100 Sq Ft - 195 Sq M

Gym
341 Sq Ft - 32 Sq M

Garage
5.96 x 5.31m
19'7" x 17'5"

Total = 2642 Sq Ft - 246 Sq M

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