



Cherry Lodge
Hutton Hill, Hutton, BS24 9TU

Robin King | Estate
Agents

CHERRY LODGE, HUTTON HILL, HUTTON, BS24 9TU

A well-presented substantial detached country home with versatile accommodation set in a generous plot of approaching half an acre with good sized gardens, double garage, ample parking, swimming pool located on the outskirts of the popular village of Hutton, a convenient location for access to Bristol and beyond.

APPROX 4,828 SQ FT FLEXIBLE ACCOMMODATION • 6/7 BEDROOMS • 5/4 RECEPTION ROOM • BEAUTIFULLY FITTED KITCHEN/BREAKFAST ROOM • 4 BATHROOMS • SET IN GENEROUS PLOT APPROACHING 0.5 ACRES • AMPLE PARKING AND DOUBLE GARAGE • OUTDOOR HEATED SWIMMING POOL • WESTON SUPER MARE RAILWAY STATION WITHIN 3.4 MILES – BRISTOL 9 MINS/PADDINGTON FROM 124 MINS • M5 JCT 21 WITHIN 6.2 MILES • BRISTOL AIRPORT 15.7 MILES (ALL DISTANCES APPROX)

This amazing home has been lovingly styled by the present owners and offers a surprising amount of space and versatility, not apparent from the exterior. It sits in large level gardens, with the total plot measuring almost half an acre, and in the rear garden there is a heated outdoor swimming pool.

The front door leads into the porch with its attractive tiled floor, then through to the hallway with beautiful Welsh oak flooring. Round to the left is the 'Baronial style' sitting room with impressive fireplace with multi-fuel stove and ornamental beams. The bay window and French doors look out over the front garden from this truly impressive room.

Back through to the hall, the large family dining room leads through to the spacious kitchen/breakfast room with far reaching views. This well-appointed light, bright space has oak cabinets, granite worktops, a built-in dishwasher and fridge together with a Belfast sink. There is also a Belling range cooker with 6-ring hob, 2 ovens and warming draw.

A utility room off the kitchen has matching units with plumbing for a washing machine and second dishwasher plus space for tumble dryer and a downstairs cloakroom off.





Back through the hall, to the other side of the house is a family bathroom with sunken spa bath and corner shower cubicle, W.C. and wash hand basin.

There is a generous study with a bay window to the front with a pleasant aspect across to the wooded hillside and a coal effect gas fire. This room would also make a cosy second sitting room.

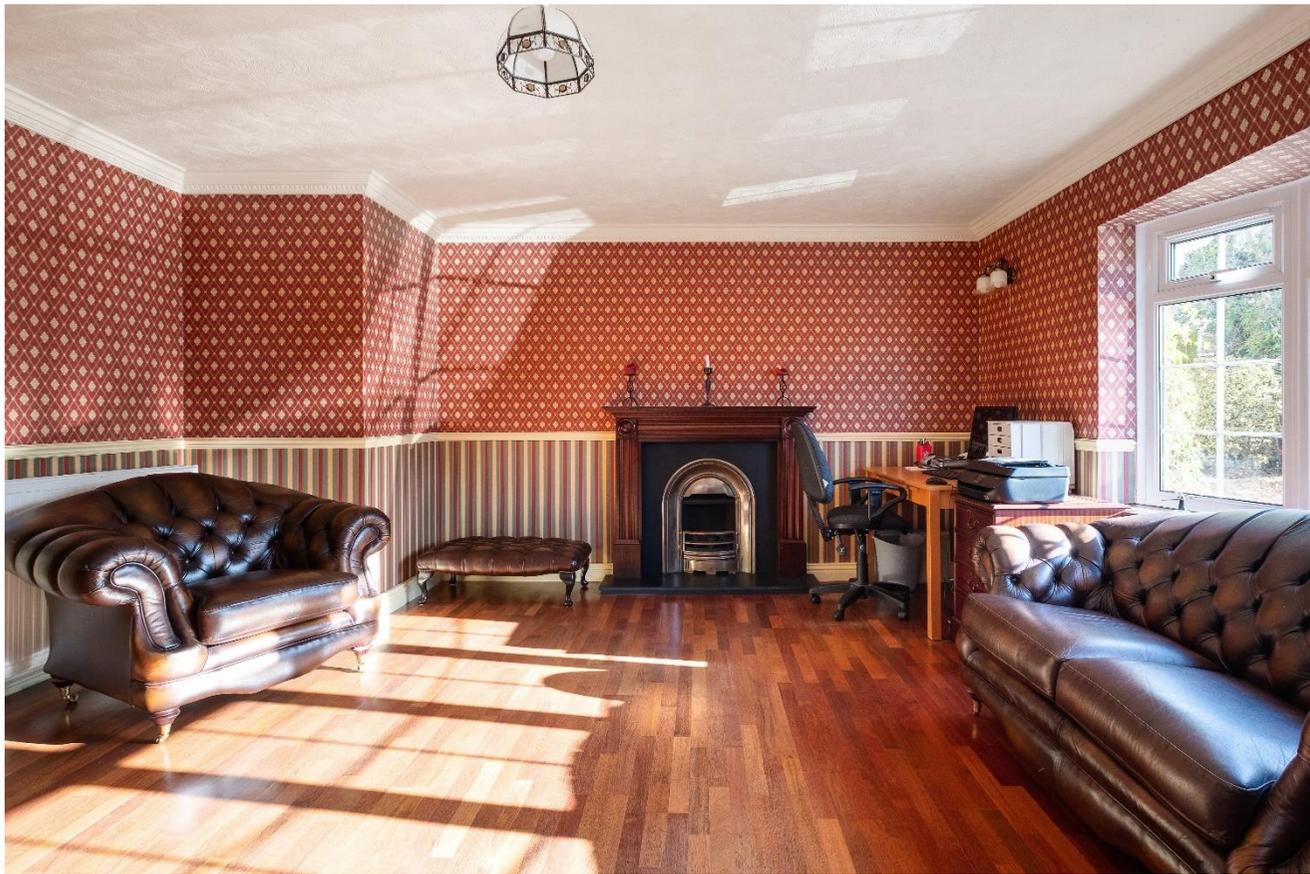
There are 3 further rooms to this floor, currently used as bedrooms including one which is a soundproofed room originally used as a recording studio. This room has a changing room and shower off, with a door to the outside leading to the swimming pool area.

Stairs from the hall lead to the superb galleried landing, a tranquil spot to sit and read and enjoy the view across to Wales. To one end is the magnificent principal bedroom suite – dual aspect with views to both the front and rear. There are built-in wardrobes to one end and access to eaves storage. The ensuite bathroom has a freestanding bath and separate shower cubicle plus W.C. and wash hand basin. There are 3 further double bedrooms, (including one with a sitting area) and a spacious bathroom.

Outside

The property sits comfortably in its plot, with the front garden setting it well back from the road. There is ample parking on the gravelled driveway and a double garage, which can also be accessed from inside the property. The rear garden is a delight with several sitting areas including a terrace immediately accessed from the house. The outdoor swimming pool is heated (and could be enclosed if desired). There is an ornamental pond and water feature, generous lawn and a summerhouse.





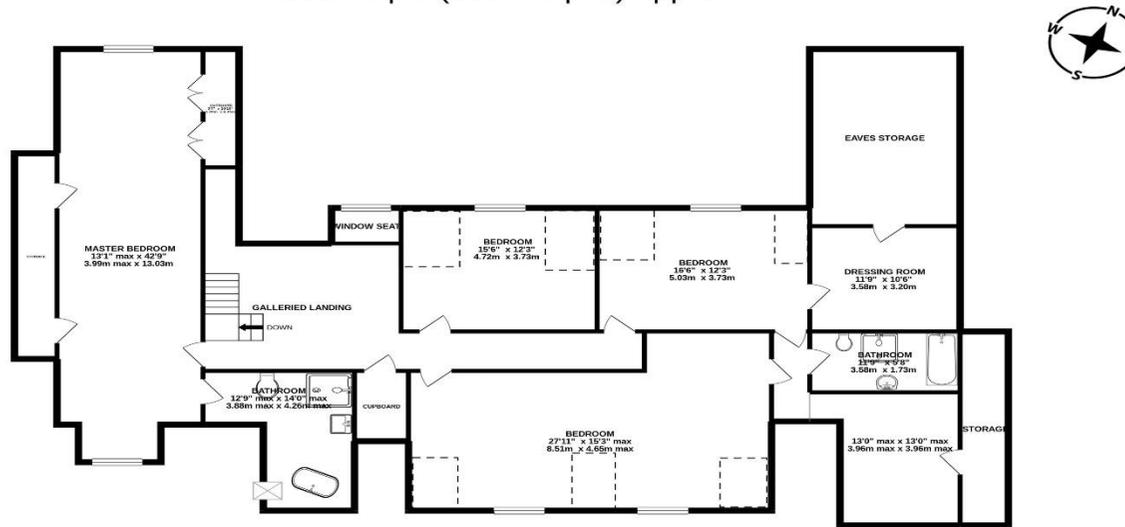
Location – The village of Hutton has a range of local shops and primary school with a more comprehensive range of facilities in Weston-Super-Mare, just a short drive away. The town's amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. The M5 junction 21 at St Georges is within easy reach as is the mainline railway at Weston.

Directions – From the M5 motorway junction 21, head towards Weston-Super-Mare. At the airport roundabout, take the first exit and follow the road towards Banwell. Just before the motorway bridge, turn right, signposted Hutton and continue past Elborough Village. The property will be found to the right hand side, set back from the road, just before the turning for Vereland Road.

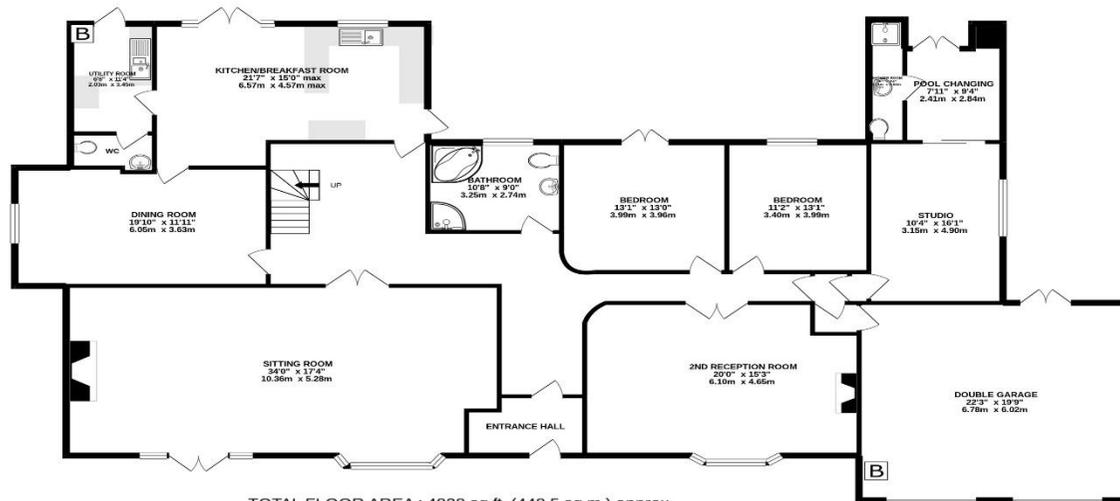




1ST FLOOR
2320 sq.ft. (215.5 sq.m.) approx.



GROUND FLOOR
2508 sq.ft. (233.0 sq.m.) approx.



TOTAL FLOOR AREA : 4828 sq.ft. (448.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

SERVICES – all mains services

EPC RATING - C

LOCAL AUTHORITY– North Somerset District Council

COUNCIL TAX BAND - G £3,472.04 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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