



An outstanding individual home occupying a fabulous position on Ash Hayes Road, featuring an extensive mature garden, very spacious and flexible four-bedroom, three-reception-room accommodation, a double-entry driveway, and a large double garage.

HENSONS

PEOPLE & PROPERTY

**21 Ash Hayes Road,
Nailsea,
North Somerset BS48 2LP
Guide Price £895,000 - Freehold**

We are delighted to offer this substantial and individual detached four-bedroom family home that stands well back in this broad avenue—one of Nailsea's most sought-after residential enclaves. The property is framed by charming mature gardens extending to almost a fifth of an acre. The extensive accommodation has evidently been a much-loved home, carefully nurtured and thoughtfully improved in recent years, creating a house that feels both generous and welcoming in equal measure.



Believed to date from the 1950s, the property has been tastefully updated by the current owners, with recent improvements including a beautifully refitted kitchen-breakfast room and utility, together with three contemporary bathrooms, two of which are en suite. The result is a light, comfortable, and immaculately presented home that combines its original character with the ease of modern living.

The atmosphere throughout is airy and relaxed. A spacious reception hall sits at the heart of the house, connecting all of the principal ground-floor rooms. The living room is a particular highlight: a bright, double-aspect space with patio doors opening directly onto the south-facing terrace and gardens beyond—perfect for both everyday living and entertaining.



The kitchen-breakfast room is equally impressive, overlooking the rear garden and offering ample space for informal dining, with a matching utility room tucked neatly alongside.

A particularly spacious dual-aspect dining room provides a more formal setting and adds flexibility to the layout given its good proportions. Two generous double bedrooms on the ground floor are served by a stylish family bathroom with bath and rainwater shower, and a recently updated en suite shower room—offering excellent flexibility for guests, multi-generational living, or home working.

On the first floor, the sense of space continues.

The principal bedroom enjoys a dual aspect, a dressing area, and a smart en suite shower room, while a further bedroom completes the first floor, enjoying elevated views across the garden.



While the existing accommodation will suit most families perfectly, there is also clear potential for further enlargement, subject to the necessary consents. Planning permission was previously granted for a first-floor extension to add additional bedroom space and extend the kitchen, highlighting the scope available should future owners wish to expand.

Outside

The setting is every bit as impressive as the house itself. A sweeping double entrance block-paved driveway provides excellent parking and turning space and leads to a large detached double garage.



The front garden is attractively landscaped with lawn and mature planting, creating a real sense of arrival, while the rear garden is a true highlight—beautifully established, wonderfully private, and enjoying sunshine throughout the day

A broad Indian sandstone terrace sits alongside the house, ideal for outdoor dining, and looks out across expanses of lawn, shaped borders, specimen trees, and charming garden features, including a summerhouse, greenhouses, and an arbour that draws the eye through the lower garden.

This highly regarded part of Nailsea is home to some of the town's finest individual properties and is perfectly placed for both convenience and lifestyle. The parkland of Golden Valley and Scotch Horn are close at hand, as are the peaceful walks of



Nowhere Wood, while the town centre is little more than a five-minute stroll away.

Services & Outgoings:

All main services are connected. Telephone connection. Gas-fired central heating through radiators. Recently installed high-performance double glazing. New insulation including full insulation to the walls and new roof of the utility room. High-speed and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available.

Council Tax Band: E.

Construction:

The house is traditionally constructed.





Energy Performance Certificate:

The house has been assessed for energy performance as band D-66.



Photographs:

See more photographs on our web site at www.hbe.co.uk

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham, will be pleased to provide **FREE, impartial advice** as you need it.



Viewing:

Only by appointment with the Sole Agents: Hensons.
Telephone 01275 810030

Improvements:

The present owners have carried out many improvements to the house in recent years including renovated and smooth plastered ceilings and the installation of LED downlights, new high efficiency radiators throughout. High quality, low maintenance LVT flooring has been laid in the hall, there have been significant improvements to the utility room with exterior insulation, a new insulated roof and attractive cedar cladding extending to the ground floor bedroom suite.

New double glazed windows have been installed throughout further improving the thermal efficiency and the aesthetics of the house, while extra insulation has been installed in the eaves and roof.

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, doctors and dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practices, a leisure centre with a gym, cafés, pubs, and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops, there is a well-supported monthly farmers' market and periodic food festivals too.

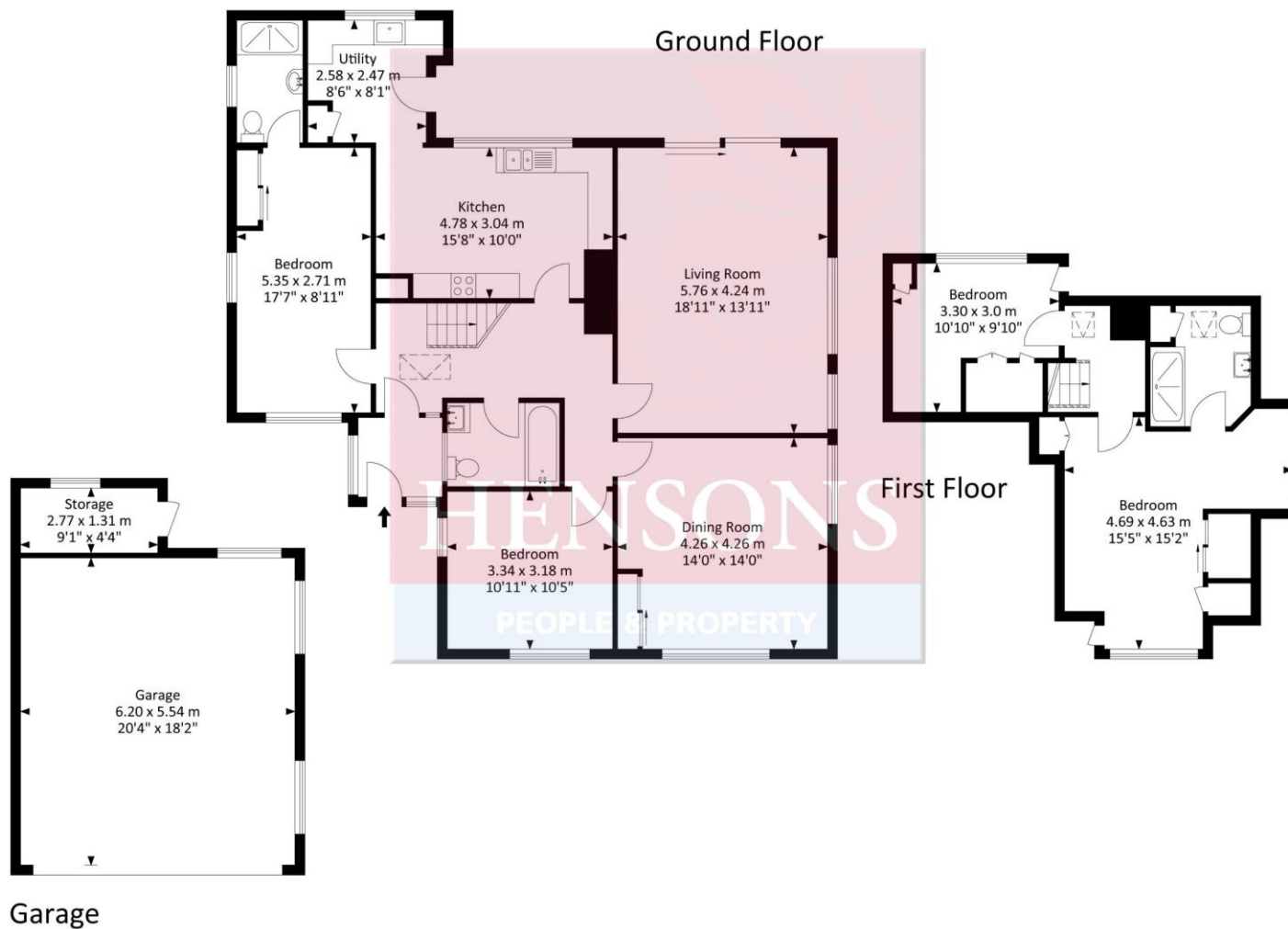
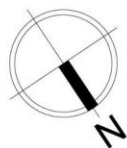
Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations.

Junctions 19 and 20 of the M5 are less than 6 miles away, giving easy access to the country's motorway network, and a mainline 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.

Please Note:

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 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





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