



20 Barry Road

Oldland Common, BS30 6QX

Guide Price £675,000

- Unique 4 bed family home
- Master en-suite
- Two family bathrooms
- Sitting Room
- Kitchen
- Utility Room
- Family Room
- Double Garage & Driveway



AMENITIES

Oldland Common is a village in South Gloucestershire, on the outskirts of Bristol, approximately 8 miles between the centres of cities Bristol and Bath. It is a mainly residential area with a few small shops for the local area.

The largest church in the village is St. Anne's Church of England church. Other local churches include the Oldland Methodist Church and a United Reformed Church.

Oldland Common is the birthplace of the famous astronomer Sir Bernard Lovell, and is home to the Sir Bernard Lovell academy. Other schools in the village are St. Anne's Church of England Primary School, Redfield Edge Primary School and Cherry Gardens

Primary School.

DIRECTIONS

From our office continue along the A431 towards Willsbridge, go straight across two roundabouts at the third roundabout take a left onto the A4175, continue onto Barry Road where the property can be found on the left hand side.

ENTRANCE HALL

Ceramic tiled floor, radiator, stairs to the first floor, ceiling coving doors, to sitting room, kitchen & utility room.

UTILITY ROOM

8' 1" x 5' 8" (2.46m x 1.73m) Wall and base units with rolled edge work surfaces over, plumbing for automatic

washing machine, space for condenser dryer, built in fridge, radiator, door to garage, ceramic tiled floor.

SITTING ROOM

23' 6" x 11' 11" (7.16m x 3.63m) Double glazed French doors to outside, gas fire set in marble surround, two radiators, three wall light points, ceiling light with fan, ceiling coving.

KITCHEN/BREAKFAST ROOM

15' 5" x 12' 7" (4.7m x 3.84m) Double glazed window to front aspect, range of wall and base units with granite work tops over, one and a half stainless steel sink unit with mixer tap, built-in granite breakfast bar with wine rack under, built in appliances; five ring gas hob with stainless steel cooker hood over, built in Neff electric double oven with grill, built in Miele

dishwasher, two built in Neff fridges, eye level wall units with under lighting, concealed ceiling spot lights, part tiled walls, ceramic tiled floor, door to study,

STUDY

12' 8" x 8' 11" (3.86m x 2.72m) Double glazed window to side aspect, ceramic tiled floor, radiator, concealed ceiling spot lights, ceiling coving, door to dining room.

DINING ROOM

15' 4" x 12' 9" (4.67m x 3.89m) Double glazed windows to side aspect and window to garden, ceramic tiled floor, two wall light points, double radiator, ornate ceiling coving.

INNER HALL

Double glazed door to outside, door to family room,

door to shower room.

SHOWER ROOM

Double glazed window to side aspect, corner shower cubicle, low level WC, vanity wash hand basin with cupboard under, further cupboards, radiator, ceramic tiled floor, double glazed door to side, ceiling coving.

FAMILY ROOM

22' x 19' 5" (6.71m x 5.92m) Double glazed sliding doors to side aspect, two double glazed doors to rear, dado rail, dimmer switch, two radiators, ceiling coving, ceiling light with fan.

LANDING

Double glazed window, doors to all bedrooms and bathrooms. Access to loft space with loft ladder, part

boarded and velux roof light, Vaillant central heating boiler.

MASTER BEDROOM

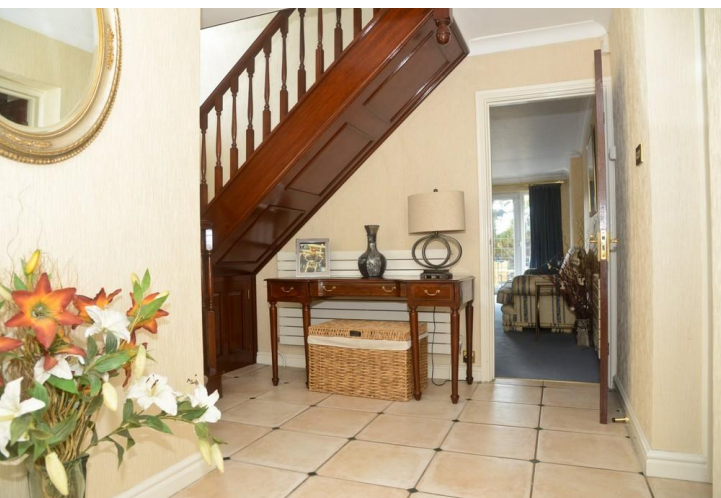
17' 2" x 12' 10" (5.23m x 3.91m) Dual aspect windows to side and front, a range of built in wardrobes with hanging space and shelves, matching bedside cabinets, radiator, ceiling coving, door to en-suite.

ENSUITE

13' 5" x 7' 9" (4.09m x 2.36m) Double glazed windows to the side and rear, panelled bath with central mixer tap, double shower unit, low level WC, pedestal wash hand basin, laminate flooring, concealed ceiling spot lights, radiator, ceiling coving.

BEDROOM 2







15' x 12' (4.57m x 3.66m) Double glazed window to rear aspect, built in wardrobes and drawers, radiator, TV point, wall light point.

BEDROOM 3

9' 7" x 10' 5" (2.92m x 3.18m) Double glazed windows to side aspect, radiator, double built-in wardrobes.

BEDROOM 4

10' 6" x 12' 9" (3.2m x 3.89m) Double glazed window to rear aspect, radiator, built in wardrobes.

BATHROOM 1

7' 5" x 7' 3" (2.26m x 2.21m) Double glazed window to front aspect, panelled bath with spa unit, sink unit into vanity unit, low level WC, shower over bath, storage area, concealed ceiling spot lights, radiator.

BATHROOM 2

7' 5" x 9' 8" (2.26m x 2.95m) Double glazed window to side aspect, panelled p-shaped bath with shower head over, sink unit with vanity unit under, low level WC, storage area with shelving, concealed ceiling spot lights, radiator.

DOUBLE GARAGE

15' 11" x 17' 11" (4.85m x 5.46m) Automatic up and over door, double glazed window, side access to garden, power and light.

GARDEN

FRONT: The front of the property is accessed by large wrought iron double gates leading to an extensive area of off street parking, which in turn leads to the double

garage and to the front door.

REAR: To the rear is a beautiful, well proportioned and enclosed private garden, with patio areas to the heated swimming pool, lawn area, shrub borders and a further patio area immediately to the rear with sun canopy. The gardens are walled to the boundaries.

PHOTOGRAPHY

Some of our properties have been photographed using a high quality digital SLR combined with 10mm to 20mm lens.

FREE VALUATIONS

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Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

COUNCIL TAX BAND

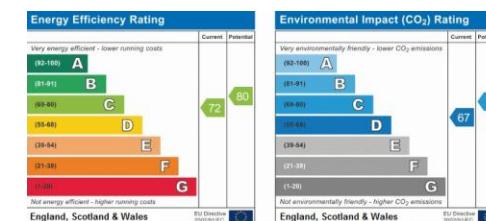
Tax band G

TENURE

Freehold

LOCAL AUTHORITY

South Gloucestershire Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.