



47 Stonehill Hanham Bristol South  
Gloucestershire BS15 3HP

£750,000

Offered for sale with no onward chain is this exceptional family home which offers excellent proportions and a perfect layout for family living. The entrance hall provides a welcoming entrance area which leads onto an open concept sitting room, conservatory/family room and stunning kitchen. There is a generous utility room, cloakroom and snug and a further flexible, large workroom which could easily be used as a playroom, home office or converted to an annexe. On the first floor, there are four bedroom's, the principal bedroom is an excellent size with fitted wardrobes and a generous and stylish ensuite. There are two further double bedrooms and a generous single bedroom currently used as a dressing room and a modern contemporary family bathroom. Outside, there is an enclosed block paved driveway providing plenty of off-street parking with gated side access to either side of the property giving access to a stunning private well-maintained rear garden, with a generous patio, artificial grass, covered gazebo, bar and mature tree, plant and shrub borders. Ideally place for both Bristol and Bath City Centres and close to all the facilities of Gallagher Retail Park with well known stores on your doorstep. Early viewing of this stunning home is highly recommended.



### Entrance

The entrance to the property is through a Composite door with obscure glazed panel to the side.

### Entrance Hallway

Half turn staircase to the first floor, door into the snug, door into the kitchen and double doors into the lounge, door into the cloakroom,, door into the utility room and a door from here leading into the workroom / playroom / office, 'Karndean' flooring, double radiator, coving

### Cloakroom

Low level WC, vanity wash hand basin with mixer tap, heated towel rail and spotlight.

### Snug

12' 10" x 8' 10" (3.91m x 2.68m)

Upvc double glazed bow window to the front, radiator, coving.

### Utility Room

14' 6" x 7' 0" (4.41m x 2.14m)

Velux roof light, comprehensive range of wall and base units and larder cupboard storage with Granite worktops and tiled splashbacks, under unit lighting, integrated larder style Fridge and freezer, integrated washing machine, integrated tumble dryer, inset stainless steel sink with mixer tap, coving, radiator, door into room currently used as workroom, (this could make an ideal playroom, office/study or be converted ( subject to planning into a self contained annexe.



### Work Room / Study / Play room

14' 9" x 10' 11" (4.49m x 3.32m)

(Originally double garage) Upvc double glazed window to both sides, inset spot lights, radiator, TV point, loft hatch with ladder to a boarded loft space with shelving, door into storage area.

### Storage Area

15' 9" x 4' 5" (4.81m x 1.35m)

Electric Up and over roller door, electric and light supply.

### Kitchen/Breakfast Room

15' 6" x 12' 0" (4.73m x 3.65m)

Comprehensive range of wall, base and larder cupboards with Granite worktops and tiled splash backs, inset stainless steel sink with mixer tap, five ring induction hob, stainless steel cooker hood, integrated wine cooler, integrated dishwasher, two ovens, plate warmer, integrated fridge, integrated freezer, island breakfast bar, inset spot lights, under unit lighting, polished marble effect porcelain tiles, square opening into the conservatory.

### Conservatory

23' 1" x 15' 8" narrowing to 3.08 (7.03m x 4.77m)

Upvc double glazed construction on a dwarf wall incorporating a bay section, glass roof, polished porcelain floor tiles, wall lights, two double radiators, double doors top the rear garden, square opening into the lounge.

### Lounge

15' 10" x 14' 6" (4.82m x 4.42m)

'Karndean' flooring, coving, TV point, double radiator, double doors to the hallway, square arch to the conservatory.





### First Floor Landing

Window to the front of the property, airing cupboard, doors into all bedrooms and family bathroom

### Bedroom One

14' 0" x 13' 4" to wardrobes (4.26m x 4.07m)  
Upvc double glazed window to the front, range of mirror fronted wardrobes, wood flooring, radiator, door into the En Suite.

### En Suite

6' 9" x 4' 2" (2.05m x 1.27m)  
Upvc double glazed obscure window to the side, fully tiled walls and flooring, low level WC, vanity wash hand basin, walk in rainfall shower, heated towel rail

### Bedroom Two

14' 4" x 8' 2" (4.37m x 2.49m)  
Upvc double glazed window to the rear, radiator.

### Bedroom Three

10' 0" x 8' 8" (3.06m x 2.63m)  
Upvc double glazed window to the rear, radiator, coving.

### Bedroom Four

11' 11" x 7' 5" (3.63m x 2.25m)  
Upvc double glazed window to the rear, radiator, coving.

### Family Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)  
Upvc double glazed window to the side, 'P' shaped bath with shower over, glass screen, vanity unit with concealed cistern and inset wash hand basin, tiled walls and flooring, heated towel rail, inset spot lights.



### Front Garden

The front garden is enclosed and has a blocked paved driveway providing extensive parking for a number of vehicles.

### Rear Garden

There is an attractive rear garden which is of a generous size, enclosed and private, there is a large patio, a lawned area with artificial grass, a raised deck area with large Gazebo and bar, power and light supply with sensor and side gated access to both side of the property. There are mature flower, shrub and tree borders. An ideal space or entertaining.

**Tenure** Freehold **Council Tax Band** Band F  
**Local Authority** South Gloucestershire

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales

the average energy rating is D

the average energy score is 60

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol