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14 Bath Road, Bitton, Bristol, BS30 6HZ

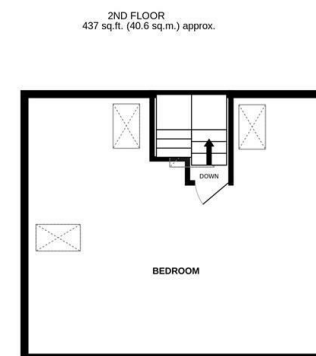
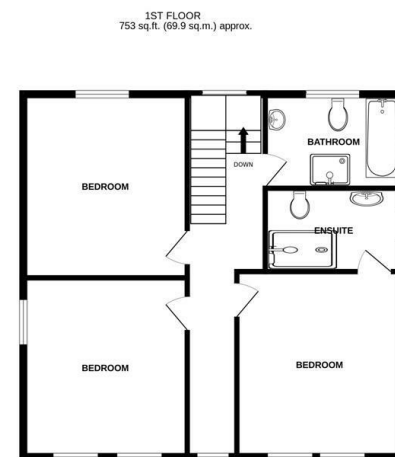
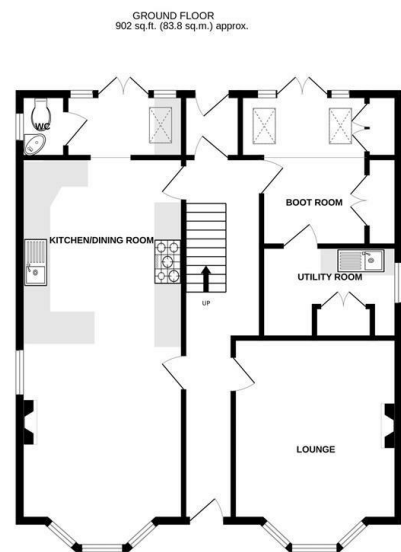


£750,000

A handsome period home that enjoys spacious accommodation throughout and sits within generous grounds.

- Lounge ▪ Kitchen/dining room ▪ Boot room ▪ Utility room ▪ Three first floor bedrooms ▪ En suite ▪ Family Bathroom ▪ Loft Room ▪ Generous gardens ▪ Triple garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



BATH ROAD BITTON BS230 6HZ  
TOTAL FLOOR AREA: 2093 sq.ft. (194.4 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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# 14 Bath Road, Bitton, Bristol, BS30 6HZ

Located on the popular village of Bitton and sat within established grounds, the "Jessamines" is a fine example of a feature filled period home that boasts several original features including period fireplaces, ceiling mouldings and mosaic flooring, that has the additional benefit of several modern additions including Smart heating, Smart lighting, a bespoke built kitchen and a luxury en suite shower room.

Internally the accommodation is arranged over three floors with the ground floor playing host to the living space, this consists of a welcoming entrance hallway, a bay fronted lounge and a luxury kitchen/dining room measuring 9.3m ("30.6" in length). The ground floor further offers a useful utility room, boot room, rear lobby and a WC. To the first floor three double bedrooms are found (master boasting a luxury en suite shower room) in addition to a four piece family bathroom. To the second floor a spacious loft room occupies the entire floor.

Externally the home sits within generous gardens with the front being mainly laid to lawn, while the rear enjoys two separate lawns, the rear of which backs onto a small wooded area. Both lawns have the benefit of a selection of mature shrubs and trees, while the closest section to the house benefits from a covered seating area and patio ideal for socialising. The rear garden additionally benefits from a large off street parking area and a detached triple garage.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.8m x 1.1m (5'10" x 3'7" )

Original style corning and mosaic flooring, stain glass lead inset window leading to hallway.

#### HALLWAY 6.5m x 1.8m narrowing to 1.1m (21'3" x 5'10" narrowing to 3'7" )

Period style radiator, power points, stairs rising to first floor landing, doors leading to rooms, double glazed door to rear aspect leading to rear garden.

#### LOUNGE 4.8m x 3.8m to maximum points into bay (15'8" x 12'5" to maximum points into bay )

Double glazed bay window to front aspect with inset wood shutters, original style corning, ceiling rose, picture rail and high level skirting boards, period style fireplace, radiators, power points.

#### KITCHEN/DINING ROOM 9.3m x 3.8m into bay (30'6" x 12'5" into bay )

Double glazed bay window with inset shutters to front aspect, secondary double glazed window with inset shutters to side aspect. Bespoke built kitchen comprising range of matching soft close wall and base units with quartz work surfaces, inset bowl and a quarter stainless steel sink with mixer tap over, space and electric supply for "Range" style oven, integrated dishwasher, integrated fridge and freezer and walk in pantry cupboard. Radiator, power points, quartz splashbacks to all wet areas. Dining area offering ample space for family sized dining table and boasting original style corning, ceiling rose and dado rail, period style gas fireplace with granite mantel, power points, radiator, opening leading to rear lobby.

#### REAR LOBBY 2.7m x 1.6m (8'10" x 5'2" )

Double glazed French doors and double glazed windows to rear aspect overlooking rear garden, double glazed velux style window to roofline, base units with quartz work surface, door leading to WC.

#### WC 1.6m x 1.6m (5'2" x 5'2" )

Matching two piece suite comprising wash hand basin and low level WC, radiator.

#### BOOT ROOM 3.9m x 3.7m to maximum points (12'9" x 12'1" to maximum points)

Double glazed French doors and double glazed windows to rear aspect overlooking rear garden, dual double glazed velux style windows to roofline, built in storage cupboard housing gas boiler, feature wall with secret door leading to utility room.

#### UTILITY ROOM 3.1m x 2.2m (10'2" x 7'2" )

Double glazed window to side aspect, range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and plumbing for washing machine, space and power for American style fridge freezer, power points, radiator, tiled splashbacks to all wet areas.

## FIRST FLOOR

#### LANDING 6.9m x 1.8m narrowing to 1.2m (22'7" x 5'10" narrowing to 3'11" )

Dual aspect double glazed windows to front and rear aspects, period style radiator, power points, stairs rising to second floor landing, doors leading to rooms.

#### BEDROOM ONE 4m x 3.8m (13'1" x 12'5" )

Double glazed window with inset shutters to front aspect, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 3.1m x 1.9m (10'2" x 6'2" )

Obscured double glazed window to side aspect with inset wood shutters, luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

#### BEDROOM TWO 4.1m x 3.8m (13'5" x 12'5" )

Dual aspect double glazed windows to front and side aspects, radiator, power points, exposed floorboards.

#### BEDROOM THREE 4.3m x 3.8m (14'1" x 12'5" )

Double glazed sash window to rear aspect overlooking rear garden, picture rail, exposed floorboards, radiator, power points.

#### BATHROOM 3.2m x 2.3m (10'5" x 7'6" )

Double glazed sash window to rear aspect overlooking rear garden, matching four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap over and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

## SECOND FLOOR

### LANDING

Double glazed velux style window to roofline, door leading to bedroom four.

#### LOFT BEDROOM 6.8m x 5.6m (22'3" x 18'4" )

to maximum points. (restricted head heights to certain aspects). Three double glazed Velux style windows to roofline, storage to eaves and power points. A long standing room that is currently used as a bedroom and has an indemnity insurance in place of an absent building regulations certificate.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with fenced boundaries, garden path leading to front door, driveway accessed via a dropped kerb leading to rear garden.

### REAR GARDEN

Extremely spacious rear garden mainly laid to lawn with fenced boundaries, a selection of mature trees and shrubs with a small wooded area. Covered timber seating area directly accessed from the rear of the house and leading to a patio, greenhouse, timber shed.

### OFF STREET PARKING

For several vehicles, accessed via a dropped kerb and leading to the triple garage.

### TRIPLE GARAGE

Detached triple garage accessed from off street parking, benefitting from power and lighting.

### TENURE

This property is freehold

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to [www.gov.uk](http://www.gov.uk) website and the rear part of the garden is on a separate title to the house and is subject to a restrictive covenant, further details available on request.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

