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Grange Cottage Church Road, Bitton, Bristol, BS30 6LJ



£950,000

A rare opportunity to acquire a unique and highly versatile four double bedroom home that is located on a quiet premier road within the heart of a sought after village.

- Village home
- Four Reception rooms
- Kitchen
- Utility room
- Four double bedrooms
- En suite shower room
- Family bathroom
- Garage
- Quiet road and Walled gardens
- Marketed with no onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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# Grange Cottage Church Road, Bitton, Bristol, BS30 6LJ

This highly versatile home offers spacious accommodation ideal for growing families looking for a home to add their mark to. Enjoying an enviable location within the heart of Bitton conservation area this property sits within formal walled gardens and enjoy a selection of well tended to shrubs and several small trees while the front of the property directly overlooks idyllic open countryside and a short walk to the local primary school.

Internally the ground floor offers four separate Reception rooms (all with dual aspect windows), a double galley style kitchen, a useful utility room and a separate WC. To the first floor, four double bedrooms are found, with one benefitting from an en suite shower room, in addition to a family bathroom and separate WC.

Externally the home is approached a private driveway which leads to an ample stone chipping parking area that benefits from a bin and wood store, access to the garage and path leading to the front door. The rear garden is a true delight that enjoys direct views of St Marys Church and is surrounded by exposed stone walls that provide a great deal of privacy. This garden is mainly laid to lawn and features an abundance of well tended to topiary, small trees, mature shrubs and well stocked flower beds in addition to a patio, vegetable plot and a potting shed.

A rare opportunity to acquire a unique home in a delightful semi rural position that benefits from excellent transport links to the cities of Bristol, Bath and London via Keynsham mainline railway station.

## INTERIOR

### GROUND FLOOR

**ENTRANCE HALLWAY 3.4m x 3.1m (11'1" x 10'2")**  
to maximum points. Radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

**DINING ROOM 4.8m x 4.1m (15'8" x 13'5")**  
Dual aspect windows to front and rear aspects, radiator, power points, doors leading to rooms.

**LOUNGE 6m x 4.7m (19'8" x 15'5")**  
Dual aspect windows to front and side aspects, feature fireplace with inset burning stove, radiators, power points, French doors leading to breakfast room.

**BREAKFAST ROOM 2.8m x 2.7m (9'2" x 8'10")**  
Double glazed patio doors to rear aspect overlooking rear garden, window to side aspect overlooking rear garden, radiator, power points. French doors leading to kitchen.

**RECEPTION THREE 5.8m x 4.4m narrowing to 3m (19'0" x 14'5" narrowing to 9'10")**  
Dual aspect windows to side aspects, radiator, power points.

**KITCHEN 4.7m x 2.6m (15'5" x 8'6")**  
Window to rear aspect overlooking rear garden, glazed door to side aspect leading to rear lobby. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a third stainless steel sink with mixer tap over, integrated double electric oven, four ring gas hob with extractor fan over and wall mounted gas combination boiler. Space and plumbing for dishwasher and low level fridge, power points, tiled splashbacks to all wet areas, radiator.

**UTILITY ROOM 3.2m x 2.1m (10'5" x 6'10")**  
Glazed door and window to rear aspect leading to rear lobby, stainless steel sink, space and plumbing for washing machine and space for upright fridge freezer, power points, tiled splashbacks to all wet areas.

**WC 3.2m x 0.9m (10'5" x 2'11")**  
Obscured window to rear aspect, matching two piece suite comprising wash hand basin and low level WC, tiled splashbacks to all wet areas.

**LOBBY/BOOT ROOM**  
Covered rear lobby with door to rear aspect providing access to rear garden.

### FIRST FLOOR

**LANDING 7.1m x 3.2m narrowing to 1.4m (23'3" x 10'5" narrowing to 4'7")**  
Dual aspect windows to front and side aspects, radiator, power points, doors leading to rooms.

**MAINS BEDROOM ONE 4.7m x 3.2m (15'5" x 10'5")**  
Dual aspect windows to front and side aspects, radiator, power points, built in wardrobe.

**BEDROOM TWO 3.9m x 3.2m (12'9" x 10'5")**  
Dual aspect windows to side aspects, radiators, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 2m x 1.9m (6'6" x 6'2")**  
Window to side aspect, three piece suite comprising wash hand basin and low level WC, walk in shower cubicle with shower off mains supply over, extractor fan, radiator, tiled splashbacks to all wet areas.

**BEDROOM THREE 4.1m x 3.4m (13'5" x 11'1")**  
Window to rear aspect overlooking rear garden, radiator, power points, built in wardrobe, wash hand basin.

**BEDROOM FOUR 3.4m x 2.8m (11'1" x 9'2")**  
Window to rear aspect overlooking rear garden, built in wardrobe, radiator, power points.

**BATHROOM 3.3m x 1.9m (10'9" x 6'2")**  
Obscured window to rear aspect, matching two piece suite comprising pedestal wash hand basin and panelled bath with mixer tap and shower attachment over, radiators, built in storage cupboard housing hot water cylinder, tiled splashbacks to all wet areas.

**WC 3.2m x 0.9m (10'5" x 2'11")**  
Obscured window to rear aspect, matching two piece suite comprising wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

## EXTERIOR

**FRONT OF PROPERTY**  
Approached across shared driveway with the right of access across and providing access to a stone chipping parking area, wood and bin store, walled boundaries, mature flower beds, access to garage, path leading to front door.

**REAR GARDEN**  
Beautiful walled rear garden that is mainly laid to lawn and boasts a selection of mature shrubs and several small trees including arch topiary, vegetable plot, potting shed, patio, pedestrian access to garage.

**GARAGE**  
Garage accessed via up and over door with pedestrian access to rear garden, window to rear aspect overlooking rear garden, benefiting from power and lighting.

**TENURE**  
This property is freehold.

**AGENT NOTE**  
This property is in council tax band F according to [www.gov.uk](http://www.gov.uk) website.

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.

