

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

8 Cherry Wood, Oldland Common, Bristol, BS30 6PQ



£725,000

A substantial four double bedroom detached home located in a generous plot within a quiet residential setting.

- Detached
- Two Receptions
- Kitchen/Dining room
- Ground floor shower room
- Four double bedrooms
- En suite
- Family Bathroom
- Substantial grounds
- Double Garage
- Marketed with complete chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 198.1 m<sup>2</sup> ... 2132 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

# 8 Cherry Wood, Oldland Common, Bristol, BS30 6PQ

A fine example of a substantial four double bedroom home that sits within a generous plot of approximately one 1/3 acre, that has been subject to a programme of renovation and remodelling and now offers modern accommodation throughout, well suited to upsizing families.

Internally the ground floor offers a welcoming entrance hallway which leads to a generous Reception hall measuring 7.2m x 5.3m (23.7 x 17.4'), from here a separate lounge with bi-folding doors to the rear garden is found, in addition to a generous kitchen/breakfast room which again directly accesses the rear garden. The ground floor accommodation is completed by a useful utility room and a contemporary three piece suite shower room. To the first floor the home offers a sweeping landing which leads to four double bedrooms (all with built in storage) and a generous family bathroom. This floor further boasts an en suite shower room that services the master bedroom.

Externally the property sits within a generous plot of approximately 1/3 acre and boasts a substantial frontage that is mainly laid to lawn, a sunny southerly aspect rear garden again with a generous lawn, a wrap around patio with covered pergola seating area, a double garage and a driveway.

Enjoying a residential cul de sac setting in close proximity to open countryside, in addition to several well regarded schools and an abundance of amenities in nearby Gallagher Retail Park and the market town of Keynsham, this unique home comes to the market for the second time since construction and is offered with a complete onward chain.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 2.5m x 1.5m (8'2" x 4'11" )

Double glazed window to front and side aspects, glazed door, obscured double glazed windows to Reception hall.

#### RECEPTION HALL 7.2m x 5.3m narrowing to 3m (23'7" x 17'4" narrowing to 9'10" )

Dual aspect double glazed windows to front and side aspects, radiator, power points, built in storage cupboard, stairs rising to first floor landing, doors leading to rooms, opening leading to kitchen/dining room.

#### LOUNGE 7.7m x 3.9m (25'3" x 12'9" )

Dual aspect double glazed windows to front and side aspects, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, feature electric fireplace, radiator, power points.

#### KITCHEN/DINING ROOM 6.7m x 5.2m (21'11" x 17'0" )

to maximum points. Electrically operated rain sensing double glazed Velux style windows to roofline, double glazed windows to side aspects overlooking rear garden, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden. Bespoke built kitchen comprising range of matching wall and base units with roll top work surfaces, space and electric supply for 'Range' style oven with oversized extractor fan over, bowl and a quarter stainless steel sink with mixer tap over, space and power for American style fridge/freezer and dishwasher, power points, splashbacks to all wet areas, radiators, ample space for family sized dining table and with separate seating area, door providing integral access to garage.

#### SHOWER ROOM 2.3m x 2.1m (7'6" x 6'10" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 5.5m x 2.5m (18'0" x 8'2" )

Double glazed window to front aspect, radiator, power points, doors leading to rooms.

#### BEDROOM ONE 4.6m x 3.9m (15'1" x 12'9" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, an array of built in wardrobes and cupboards, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2m x 1.1m (6'6" x 3'7" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

#### BEDROOM TWO 5.4m x 3.9m (17'8" x 12'9" )

Double glazed window to front aspect, an array of built in wardrobes and storage cupboards, radiator, power points.

#### BEDROOM THREE 4.9m x 3.1m (16'0" x 10'2" )

Double glazed window to front aspect, radiator, power points, built in double wardrobe.

#### BEDROOM FOUR 3.7m x 3m (12'1" x 9'10" )

Double glazed window to rear aspect overlooking rear garden, two built in storage cupboards, radiator, power points.

#### BATHROOM 3.2m x 2.6m (10'5" x 8'6" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising oversized wash hand basin with mixer tap over, low level WC, panelled bath with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Spacious front garden mainly laid to lawn with walled boundaries, well stocked flower beds, path leading to front door.

### REAR GARDEN

Generous southerly aspect rear garden, mainly laid to lawn with wall and fenced boundaries, wrap around porcelain patio ideal for entertaining, covered pergola seating area, well stocked flower beds, gate providing access to front of property, door leading to garage, external power, oil tank.

#### GARAGE 5.9m x 5.7m (19'4" x 18'8" )

Double garage accessed via dual up and over doors benefitting from power, lighting and ample storage. EV charging point.

### OFF STREET PARKING

Located at the side of the property, accessed via a dropped kerb and leading to the garage.

### TENURE

This property is freehold.

### AGENT NOTE

The property is in a coal mining area for which it is recommended a mining report is obtained. This property is in council tax band F according to [www.gov.uk](http://www.gov.uk) website and has the benefit of mains electricity, oil central heating and mains sewage.

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.

