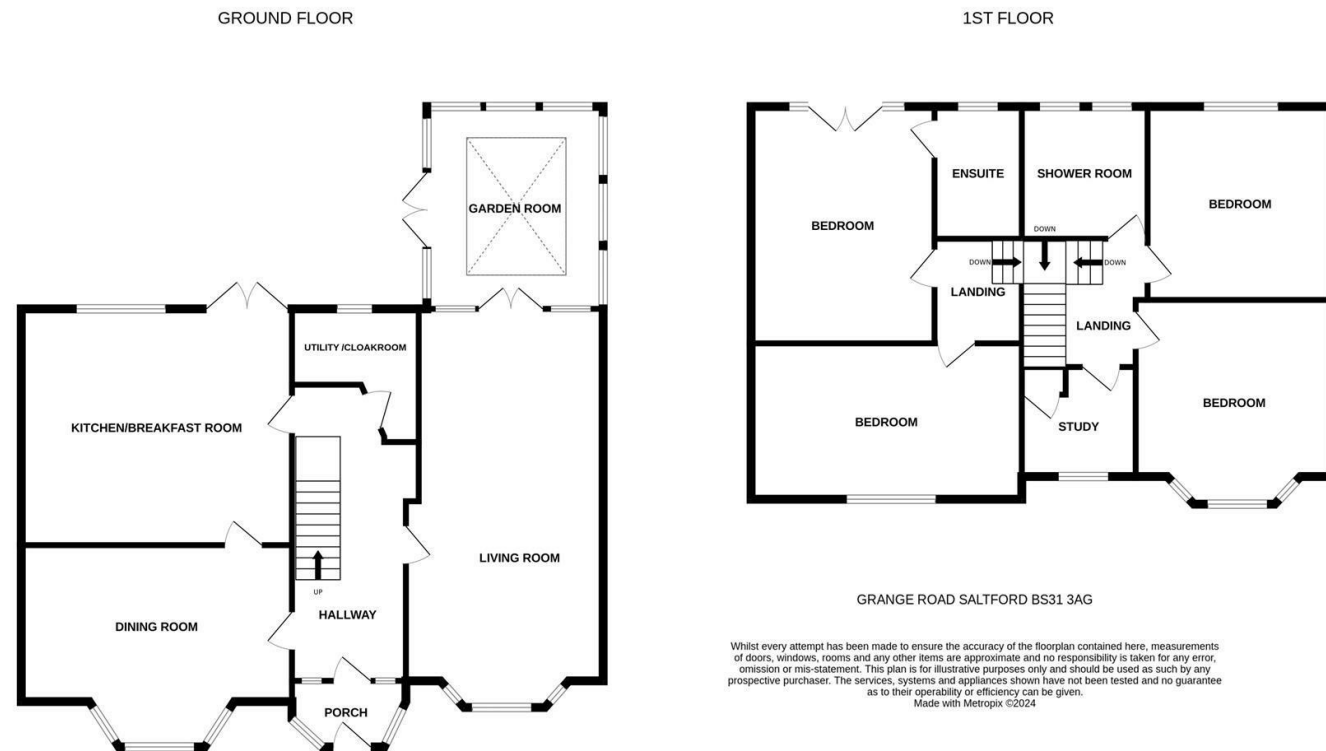


489 Bath Road, Salford, Bristol, BS31 3BA
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Widcombe House, 42 Grange Road, Salford, Bristol, BS31 3AG



Guide Price £1,100,000

A superb individual detached family home in a prime location on the sought after western side of Grange Road with a circa 100ft rear garden and far reaching views.

- Exceptionally Well Appointed Family Accommodation
- Well In Excess Of 2000ft
- Porch & Entrance Hall
- 2 Large Reception Rooms
- Garden Room
- Kitchen/Breakfast Room
- Utility Room
- 4/5 Bedrooms, En Suite & Family Shower Room
- Abundant Driveway Parking & Large Detached Double Garage
- Circa 100ft Deep Rear Garden

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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Widcombe House, 42 Grange Road, Saltford, Bristol, BS31 3AG

Widcombe House comprises a substantial individual detached family house which originally is believed to date from the 1950's. During our clients ownership the property has been transformed through a sensitive programme of refurbishment and improvement providing well planned spacious family accommodation extending to well in excess of 2000sq ft across two floors.

On the ground floor there is an entrance porch which gives access to an attractive wide entrance hall which is a spacious introduction to the property. A well proportioned living room runs the full depth of the property with a bay window to the front and French doors leading to a recently added Garden room which enjoys superb views across the garden and far reaching views beyond. There is a large separate dining room and a beautifully refitted kitchen/breakfast room with a separate utility room which also has a wc and wash hand basin. On the first floor there are four double bedrooms, the main bedroom having an en suite shower room, the other bedrooms including a fifth bedroom or study being served by a large family shower room.

The property stands on an enviable plot with abundant parking to the front and a large detached double garage with an electric entrance door presently divided to provide a hobbies room and storage area. To the rear there is a large level established garden approximately 100 ft in depth backing onto fields with attractive views beyond.

Grange Road has long been one of Saltford's premier residential areas being a road of individual properties. The western side on which this property is situated is especially sought after as it offers views towards Keynsham and is far enough away from the A4 not to be affected by traffic noise.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham.

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door and windows. Tiled floor, leaded coloured inner door and side panel leading to

HALLWAY

A wide hallway providing a spacious introduction to the property with a staircase rising to first floor with cupboard beneath. Cloaks cupboard, columned radiator, gas and electric meter cupboards.

SITTING ROOM 8.12m into bay x 3.95m reducing to 3.71m (26'7" into bay x 12'11" reducing to 12'2")

Double glazed bay window to front aspect, oak flooring, columned and vertical radiators, picture rail. Double glazed French doors leading to

GARDEN ROOM 4.10m x 3.54m (13'5" x 11'7")

A superb addition to the property with a glazed roof, double glazed windows, slate floor and electric panel heater. Ceiling mounted downlighters, fitted blinds and sliding double glazed doors leading to a patio terrace. The garden room enjoys superb views across the garden and countryside beyond.

DIINING ROOM 3.95m into bay x 5.47m (12'11" into bay x 17'11")

Double glazed bay window to front aspect. Slate tiled floor, columned radiator.

KITCHEN/BREAKFAST ROOM 5.26m x 4.69m (17'3" x 15'4")

Double glazed French doors leading to the rear garden and double glazed window overlooking the rear aspect. Vertical radiator, slate tiled floor, electric panel heater, built in cupboard. The kitchen area is furnished with an excellent range of units providing drawer and cupboard storage space with contrasting corian work tops, inset double bowl sink with mixer tap, Neff appliances including induction hob with extractor above, double oven, warming drawer and drawer storage. Extensive well planned storage cupboards with magic corner storage units, space for American fridge/freezer.

UTILITY ROOM

Double obscure glazed window to rear aspect. White suite with chrome finished fittings comprising low level wc and wash hand basin with mixer tap and cupboard beneath. Oak work surface with inset stainless steel sink unit with mixer tap, cupboard beneath with plumbing for automatic washing machine and dishwasher.

FIRST FLOOR

SPLIT LEVEL LANDING

Access to roof space, roof light window.

BEDROOM ONE 4.68m x 3.68m (15'4" x 12'0")

Double glazed French door and side panel leading to glazed Juliette balcony with far reaching views. Vertical radiator.

EN SUITE SHOWER ROOM

Double glazed window to rear aspect, fully tiled walls. White suite with chrome finished fittings comprising wc with concealed cistern and wash basin with mixer tap. Large oversized shower enclosure with remote controlled thermostatic shower head. Heated towel rail.

BEDROOM TWO 5.43m x 3.18m (17'9" x 10'5")

Double glazed window to front aspect, radiator, bank of mirrored wardrobes to one wall (included in measurements).

BEDROOM THREE 3.74m x 3.37m (12'3" x 11'0")

Double glazed window to rear with widespread views. Bedroom three is presently used as a dressing room with an extensive range of built in wardrobes (Included in measurements). Radiator.

BEDROOM FOUR 4.36m x 3.95m (14'3" x 12'11")

Double glazed window to front aspect, radiator.

STUDY 2.44m x 2.29m (8'0" x 7'6")

Double glazed window to front aspect, radiator, wood flooring, cupboard containing hot water cylinder and Worcester gas fired boiler (excluded from measurements).

FAMILY SHOWER ROOM (FORMER BATHROOM) 2.59m x 2.39m (8'5" x 7'10")

Two double glazed windows to rear aspect. Heated towel rail, radiator. White suite with chrome finished fittings comprising low level wc, wash hand basin with cupboard beneath and mixer tap, fully tiled walls, oversized shower enclosure with thermostatic shower head. Ceiling mounted downlighters.

OUTSIDE

FRONT GARDEN

To the front of the property there is block paved driveway leading to double timber gates with a separate pedestrian gate to one side which leads to a block paved pathway providing the approach to the front door and a gravelled driveway facilitating off street parking for numerous vehicles with shrub border and paved terrace to one side. Within the front garden shielding the house from the road is a

DETACHED DOUBLE GARAGE 6.0m x 5.55m (19'8" x 18'2")

Remote controlled electrically operated folding up and over entrance door. The garage is presently divided to provide a hobbies room with potential for use as a home office. This area is insulated with power and light and two light pipes. The front section of the garage is used for storage. The double garage could easily be reinstated if required. Gated access to one side of the property leading to

SOUTHERLY WEST FACING REAR GARDEN

A good size some 30m (100') deep x 13m (42') wide. There is a paved terrace immediately to the rear of the property with an outside tap and light provided. The terrace is partly covered by a contemporary veranda with a glazed roof and fitted sun blinds. Beyond the terrace the garden is level laid predominately to lawn with established and mature flower and shrub borders and a sunken garden pond. From the garden superb views can be enjoyed across the countryside to the rear towards Keynsham.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

