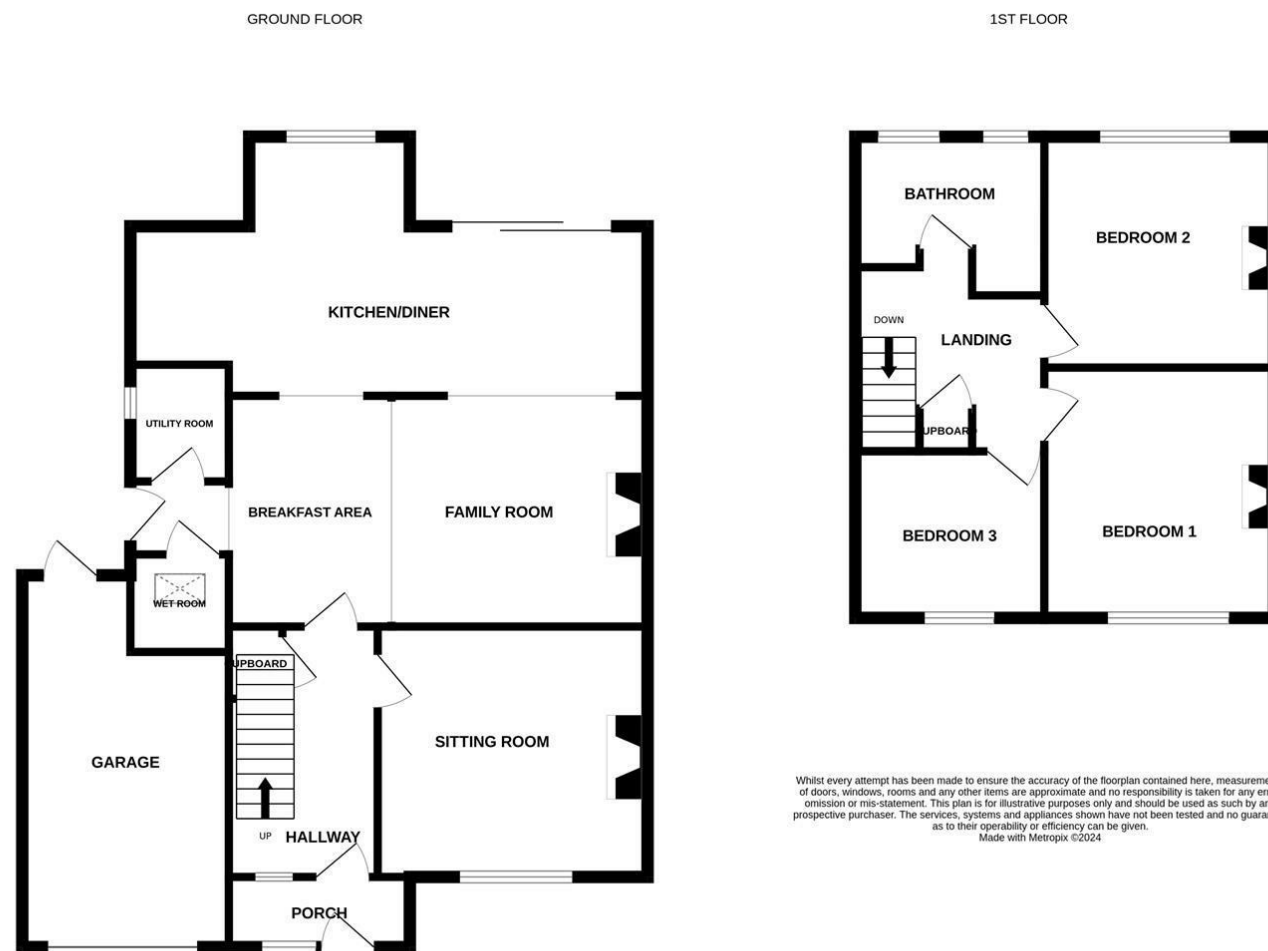


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Cheriton Wick Lane, Upton Cheyney, Bristol, BS30 6NJ



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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Offers In Excess Of £625,000

A rare opportunity to acquire a delightful home with an amazing garden to the rear and stunning views in the pretty village of Upton Cheyney.

- Delightful semi detached home
- Stunning views over the Golden Valley and far beyond
- A fantastic garden which is over 250ft long
- Great outdoor entertaining area
- NO ONWARD CHAIN
- Lovely open plan living layout to the rear of the property
- Garage with further off street parking
- Pretty village location



Cheriton Wick Lane, Upton Cheyney, Bristol, BS30 6NJ

A fantastic opportunity to acquire a delightful home in the beautiful village of Upton Cheyney. The property is within a conservation area but only 6 miles from Bath or 7 miles from Bristol. The property has some lovely charm and character whilst offering open plan space for the family and an impressive garden with views over Golden Valley and far beyond.

Internally, the property offers flexible accommodation with separate sitting room to the front with a wood burning stove and wood floors. The rear of the property opens up into a fantastic open plan but well zoned areas including a family area with an impressive coal fireplace, dining area with patio doors to the garden, breakfast area and finally a wonderful kitchen with island. The practical side of running a home is catered for with a utility room and a wet room. Upstairs, there are three bedrooms one of which offers some outstanding views. There is also a luxury bathroom with a roll top bath and separate shower.

Externally, the property has a driveway to the front with parking for two cars. The rear of the property really offers the wow factor with impressive outside seating and dining areas which leads to an amazing garden which is over 250ft long and has outstanding views.

The village of Upton Cheyney offers the perfect blend of rural charm with scenic walking trails and a village pub on your door step while offering good access to both Bath and Bristol and the nearby town of Keynsham which has a direct railway access to London Paddington.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH 2.61 x 1.02 (8'6" x 3'4")

Wood entrance door with viewing window. Tiled floor. Further window to the side of the door. Storage boxes ideal for shoes when entering the property. Door to

HALLWAY

Double glazed window. Tiled floor. Dado rail. High level box with electric meters inside. Staircase leads to the first floor with a cupboard underneath.

SITTING ROOM 3.90 x 3.60 (12'9" x 11'9")

Double glazed window with front aspect. Wood flooring. Wood burning stove with stone hearth. Picture rails.

OPEN PLAN AREA

FAMILY AREA 3.70 x 3.33 (12'1" x 10'11")

Lovely sitting area. Coal fire when running heats the hot water with a surround, mantle and tiled hearth. Tiled floor with underfloor heating. Open to the

BREAKFAST AREA 3.33 x 2.25 (10'11" x 7'4")

Tiled floor with underfloor heating. Leads to a lobby and access to the utility and wet room.

DINING AREA 3.54 x 2.71 (11'7" x 8'10")

Double glazed patio doors to the garden. Tiled floor. Vaulted ceiling. Ceiling spot lights. Underfloor heating. Open to the

KITCHEN 3.02 max x 4 max (9'10" max x 13'1" max)

Range of base units consisting cupboards and drawers with wood work tops and glass splashbacks. Ample wall storage cupboards. Centre island with breakfast bar and storage cupboards underneath. One and half sink with mixer tap. Space for a 900mm range style cooker. Space for a fridge freezer. Built in full size dishwasher. Tiled floor with underfloor heating. Vaulted ceiling with spot lights. Double glazed window with rear aspect looking out to the garden.

LOBBY

Tiled floor. Doors to the wet room, utility room and to outside.

WET ROOM 1.42 x 1.40 (4'7" x 4'7")

Tiled walls and floor. Electric shower. Vanity sink and WC. Roof light window.

UTILITY ROOM 1.41 x 1.68 (4'7" x 5'6")

Double glazed window. Stainless steel sink with laminate work top and a cupboard underneath. Space for a washing machine and tumble dryer on a shelf for easy access with a cupboard underneath.

UPSTAIRS

LANDING

Double glazed window with side aspect. Loft access. Storage cupboard.

BEDROOM 1 3.57 x 3.35 (11'8" x 10'11")

Double glazed window with front aspect. Feature fireplace. Electric panel heater. Picture rail.

BEDROOM 2 3.35 x 3.34 (10'11" x 10'11")

Double glazed window with rear aspect offering stunning far reaching views. Feature fireplace. Electric panel heater. Picture rail.

BEDROOM 3 2.76 x 2.41 (9'0" x 7'10")

Double glazed window with front aspect. Electric panel heater. Picture rail.

OUTSIDE

FRONT

Gravel driveway offering parking for two cars which leads to the front door and garage, front wall with hedging behind and to the left of the front area. Picket fencing to the right of the property. Outside tap.

GARAGE

Up and over door. Power and lights. Rear personal door.

REAR GARDEN

Gently sloping and extending to over 250ft long. Outstanding open views to the rear. Decked multi level entertainment area with integral covered pond. Picket fencing leads down the right side of the garden. Wood store to the side of the property which leads onto the side access door and the rear garage door. Outside tap and external power socket. There is a spacious office / garden shed with power and light. The remaining garden is laid mainly to lawn with established plants, shrubs and trees.

TENURE

FREEHOLD.

COUNCIL TAX

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

AGENTS NOTE

Local authority South Gloucestershire Council Services Electric. Mains water and drainage. Broadband Superfast 80mps source Ofcom Mobile phone signal available EE, Three, O2, Vodaphone source Ofcom Within a coal mining reporting area.

