

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@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		
(39-54) E		
(21-38) F	26	44
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Castle Road, Oldland Common, Bristol, BS30

Approximate Area = 2009 sq ft / 186.6 sq m
Garage = 359 sq ft / 33.3 sq m
Outbuilding = 174 sq ft / 16.1 sq m
Total = 2542 sq ft / 236 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1301819



17 Castle Road, Oldland Common, Bristol, BS30 9SZ



Offers In Excess Of £850,000

An exceptional location in a private gated cul de sac. The property offers flexible accommodation with a generous level garden to the rear and well located for local amenities.

- Gated cul de sac location
- Double garage and plenty of further parking
- Separate office / workshop space separate from the house
- Generous size level garden
- Well located for local shops and amenities
- Accommodation predominantly on one level
- Huge further potential to extend (subject to planning)
- Spacious open plan kitchen diner / family room
- Covered pool in the garden



17 Castle Road, Oldland Common, Bristol, BS30 9SZ

Nestled in the charming area of Oldland Common, Bristol, this delightful detached dormer bungalow on Castle Road offers a perfect blend of comfort and potential. Situated in a wonderful gated cul de sac, the property boasts a serene environment, ideal for families or those seeking a peaceful retreat.

The dormer bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. With four well-proportioned bedrooms, there is plenty of room for family and guests alike. The two bathrooms ensure convenience for all, making daily routines a breeze.

One of the standout features of this property is the generous level garden, which includes a lovely swimming pool (not tested), perfect for enjoying sunny days and hosting summer gatherings. Additionally, the separate workshop or office space offers a fantastic opportunity for those who work from home or require extra storage.

The double garage provides secure parking and additional storage options, enhancing the practicality of this lovely home. Furthermore, the property presents huge potential for expansion, subject to planning permission, allowing you to tailor the space to your specific needs.

In summary, this property on Castle Road is a rare find, combining a desirable location with spacious living areas and a wealth of outdoor space. Whether you are looking to settle down or invest in a property with great potential, this home is certainly one to view to fully appreciate what it has to offer.

HALLWAY

Entry via a wooden door. Double glazed side window. Coved ceiling. Wood floors. Wood tongue groove panelling to lower part of the walls.

RECEPTION ROOM 5.31 x 5.28 (17'5" x 17'3")

A great space with double glazed French doors with double glazed windows each side offering views out to the garden. Further double glazed window with a side aspect. Coved ceiling. Store cupboard. Radiator.

KITCHEN DINER FAMILY ROOM I shaped 8.59 max x 7.10 (I shaped 28'2" max x 23'3")

Truly the heart of the home and a fabulous place to spend time together as a family or entertain guests. The living area has double glazed windows and a double glazed sliding door offering views and access to the garden which gives the fluid transition from inside, out. The corner of the living space has a wood burner; great on a chilly night and a great focal point for the space. As you transition into the kitchen space there is an impressive centre island with a white quartz work top and different storage options below including cupboards and drawers. The remainder of the kitchen is made up of wall and base units and matching quartz worktops. The high specification finish is completed with gold handles and an inset one and half sink with gold finish taps. There is a separate area where a table can be located for dining. Heating for the room is via the wood burner, two vertical radiators and a traditional wall mounted radiator. There is a brick surround where a freestanding range cooker can be located and there is a built in dishwasher.

GROUND FLOOR BATHROOM 4.92 x 2.46 (16'1" x 8'0")

A further feel of luxury in this room. Upon entry the automatic light turns on to reveal a real feeling of space. There are two double glazed frosted windows and ceiling spot lights. Panel bath with tiled front and top supplied with mixer tap and personal shower attachment. Vanity sink. Toilet. There is a separate corner shower for convenience. Part tiled walls, traditional radiator.

UTILITY ROOM 3.44 x 1.32 (11'3" x 4'3")

Wall and base units with laminate worktops and a tile splashback. Stainless steel sink with a mixer tap. Bosch boiler which is LPG supplied. Space for a washing machine, tumble dryer and a freezer. Electric consumer unit.

BEDROOM 4.12 x 3.73 (13'6" x 12'2")

Double glazed dual aspects windows. Built in cupboard. Coved ceiling. Radiator.

BEDROOM 3.49 x 2.77 (11'5" x 9'1")

Double glazed dual aspect windows. Built in cupboard. Coved ceiling. Radiator.

BEDROOM 3.21 x 3.82 (10'6" x 12'6")

Two double glazed windows. Walk in wardrobes with hanging space and drawers. Radiator. The walk in walk in wardrobe measure 1.63m x 1.97m

ENSUITE 2.48 x 1.63 (8'1" x 5'4")

Double glazed window. Corner rainfall shower with curved glass sliding doors. Vanity sink. Enclosed couple toilet. Shaver point. Heated towel rail. Ceiling spot lights.

INNER LOBBY

Door leads to a staircase. Radiator. Space under the stairs.

1st FLOOR BEDROOM 5.02 max x 4.12 (16'5" max x 13'6")

Double glazed window with a side aspect and two high level windows. Ceiling spot lights. Eaves storage. Radiator.

OUTSIDE FRONT

The property is approached initially by communal gates for a select few properties and then the property's own gates. This opens open to a tarmacked parking area for four cars and also leads to the garage. Tucked away is a storage area for the LPG tanks and a further area for a wood store. The front door has a storm porch. A gate leads to the side and rear garden.

OUTSIDE REAR AND SIDE

This is a wonderful size garden which is enclosed by hedging and fencing. The garden is laid mainly to lawn with some well placed flowerbeds. Directly outside the property is a large paved patio area ideal for alfresco dining. To the far extreme of the garden is a children's play area which has a bark base. The property also benefits from a sunken pool which has a domed cover and is enclosed by a dwarf wall (Not tested).

OFFICE / STORE 3.76 x 2.51 (12'4" x 8'2")

Entry via a double glazed door and double glazed window to the side. Ceiling spot lights. Electric panel heater and power sockets.

PUMP ROOM / OFFICE 3.67 x1.83 (12'0" x6'0")

Double glazed door and a further double glazed window. Power and light is supplied.

GARAGE 6.57 x 4.98 (21'6" x 16'4")

Electric roller door. Access width 4.00m Power and light.

TENURE

Freehold.

COUNCIL TAX

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

ADDITIONAL INFORMATION

Local authority. South Gloucestershire Services. Mains water. Mains electric. LPG heating and water. Septic tank Broadband. Superfast 70 mps Source Ofcom Mobile phone outside. EE O2 Three Vodafone. All likely. Property is located within a coal mining reporting area The land behind the property is subject to a planning application to build houses for more information please see the South Gloucestershire planning site.

