

# HUNTERS<sup>®</sup>

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## New Passage

Redwick, Nr Pilning, BS35 4LZ

£875,000



Council Tax: F





# Caledonia Villa New Passage

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£875,000



Situated in a delightful semi rural setting and retaining immense charm and great character, this handsome Victorian villa is a wonderful family home. Having been tastefully refurbished and extensively modernized within recent years the property retains a wealth of period features whilst offering a contemporary style of living. The beautifully proportioned accommodation is of a particularly light and airy nature, whilst the general layout is both extremely flexible and highly versatile. At ground floor level there are two large separate receptions, a fantastic Kitchen/breakfast room, Utility and Cloakroom, whilst on the first and second floors there are 5/6 Bedrooms and three Bathrooms. Standing on a generous established plot with formal gardens to the front and side, there is a fabulous private garden to the rear with various outbuildings, patio and lawned area. The double detached garage is approached via a privately gated gravelled driveway with circular turning area. In summary; a fabulous family home of grand proportions.

## ENTRANCE

Via French doors opening to

## PORCH

Attractive arched window to side incorporating etched and stained glass panel, original solid double doors opening to

## HALLWAY

Upvc double glazed window to side, coved ceiling, dado rail, original feature staircase rising to first floor with attractively turned spindles and hardwood balustrade, double panel radiator

## DINING ROOM

18'0" x 15'3" (5.49m x 4.65m)

Upvc double glazed sash bay window to front, coved ceiling and picture rail. Working, feature period style marble fireplace incorporating an attractive cast iron inset with slate hearth, radiator.

## LOUNGE

18'11" x 13'6" (5.77m x 4.14m)

Upvc double glazed window to side, coved ceiling with centre rose and picture rail. Working, feature period style marble fireplace incorporating an attractive cast iron inset with slate hearth, radiator.

## INNER HALLWAY

Coved ceiling, dado rail and radiator, cloakroom, part glazed door to rear vestibule

## VESTIBULE

Part glazed door with attractive etched glass panel opening to rear

## CLOAKROOM

Low level w.c, wash hand basin with tiled splashback

## KITCHEN/BREAKFAST ROOM

18'9" x 18'9" (5.74m x 5.72m)

Upvc double glazed windows to side, coved ceiling with centre rose. Feature period style fireplace with attractive pine surround incorporating a cast iron inset and polished granite hearth. Extensive range of Bespoke, "Clive Christian" Style floor and wall units with granite work surfaces. Various integral appliances incorporating a dishwasher and fridge, single drainer sink unit with mixer taps, ceramic tiled floor and archway opening to

## REAR LOBBY/PORCH

6'2" x 10'5" (1.88m x 3.18m)

Upvc double glazed french doors opening to rear garden, exposed floorboards, double glazed velux skylight, radiator

## UTILITY ROOM

6'2" x 6'5" (1.88m x 1.98m)

Upvc double glazed window to side, plumbed for washing machine, oil fired central heating boiler, range of units with work surfaces.

## HALF LANDING

Access via split staircase that leads to both the front and rear of the property

## FRONT LANDING

Coved ceiling and dado rail

## BEDROOM 1

15'3" x 15'10" (4.65m x 4.83m)

Upvc double glazed sash windows to front and side, coved ceiling and picture rail, radiator

## BEDROOM 2

18'9" x 13'5" (5.72m x 4.09m)

Upvc double glazed window to side, coved ceiling and picture rail. Feature period style fireplace with attractive cast iron inset with built in wardrobe, radiator

## BATHROOM

Obscure Upvc double glazed window to side, contemporary suite comprising low level w.c, wash hand basin and panelled bath with tiled shower cubicle incorporating shower unit with two separate shower heads, concealed toiletries cupboard

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### BEDROOM 3

10'5" x 16'0" (3.20m x 4.90m)

Upvc double glazed window to side, feature period style fireplace with attractive cast iron inset, coved ceiling, centre rose and radiator

### EN SUITE (JACK & JILL)

Obscure Upvc double glazed window to side, contemporary white suite comprising low level w.c, wash hand basin and large tiled shower cubicle incorporating shower unit, tiled walls to dado level, ceramic tiled floor and heated towel rail

### BEDROOM 4

7'3" x 14'4" (2.21m x 4.37m)

Upvc double glazed window to rear, feature period style fireplace with attractive cast iron inset with coved ceiling, centre rose, cloaks cupboard and radiator

### SECOND FLOOR LANDING

### BEDROOM 5/ GUEST BEDROOM

12'9" x 16'11" (3.91m x 5.16m)

Upvc double glazed dormer window to side, exposed timber beams, built in cupboard housing "Mega Flo" hot water tank, radiator

### EN SUITE

Double glazed velux skylight, access into eaves with white contemporary style suite comprising low level w.c, wash hand basin and panelled bath with shower attachments, tiled walls, ceramic tiled floor and radiator

### BEDROOM 6/ DRESSING ROOM

9'8" x 9'10" (2.97m x 3.02m)

Due to the sloping ceiling there is restricted headspace in parts. Upvc double glazed Dormer window to side, access into attic space and radiator

### FRONT & SIDE

Extensive formal lawned area to the front and side of the property incorporating established borders and gravelled driveway with circular turning area leading to garages

### REAR GARDEN

A generous private garden predominately laid to lawn and backing onto a small wooded area with cobblestone effect patio and attractive raised decked area.

### OUTBUILDINGS

Large walk in open fronted woodstore with separate workshop which is approx 5.80m X 2.32 it has a double glazed window a door opening to garden, power & light

### GARAGE

18'9" x 18'4" (5.74m x 5.61m)

Detached structure approached via a gravelled driveway with dual double doors opening to the front, a personal door to the side and 2 x windows overlooking the rear garden. The garage has power, light and access for storage in the loft area.

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



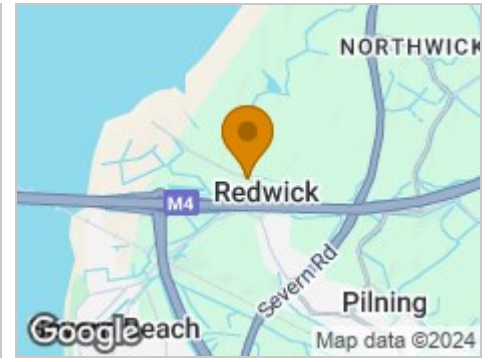
## Road Map



## Hybrid Map



## Terrain Map



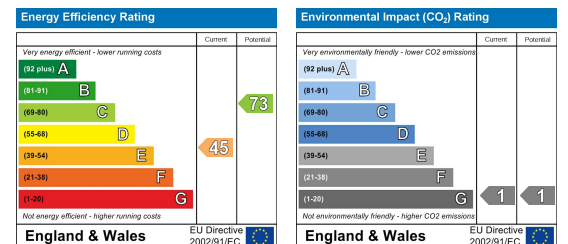
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.