

HUNTERS[®]

HERE TO GET *you* THERE



Shortwood Hill

Shortwood, Bristol, BS16 9PF

£700,000



Council Tax: F



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this substantial period detached cottage located within this popular semi-rural location which is set within a sizable plot and backing on to open countryside. The property has been previously extended to produce spacious living accommodation which is ideal for a growing family. The well presented accommodation comprises in brief, to the ground floor, entrance porch, hallway, living room, lounge with wood burner, study, cloakroom, a solid oak kitchen with granite work tops and a conservatory/utility. To the first floor can be found four generous sized bedrooms, a bathroom and a shower room. Externally there are well kept large mature gardens, gated access to secure off street parking for several vehicles, a carport and a oversized double garage.

Shortwood Hill is on the edge of the Historic village of Pucklechurch, which is approximately 10.6 miles from the centre of Bristol and 11 miles from the centre of Bath via the nearby ring road (A4174). Commutable village life and beautiful countryside surrounds make this area a popular choice for those wanting access to these two major cities. The market town of Chipping Sodbury is a short drive away, as is the A46 and the beautiful National Trust Country House of Dyrham Park. The nearby village of Pucklechurch is served by local stores including the village coffee shop, post office, convenience store and several Public Houses. There is also Pucklechurch C of E infant school and a village recreation ground. The property is conveniently situated, offering easy access to Bristol, Bath and the motorway network and has direct access onto a cycle path which links up to the Bristol-Bath Cycle Path. In addition to being only a few minutes drive away from the convenient amenities of Emersons Green Retail Centre.

ENTRANCE PORCH

Dual aspect UPVC double glazed windows to side, tiled floor, door to hallway.

HALLWAY

Tiled floor, radiator, under stair storage cupboard, built in cupboard housing alarm control panel and electric meter, stairs rising to first floor, doors to lounge, living room, study and cloakroom.

CLOAKROOM

UPVC double glazed window to rear, close coupled W.C., pedestal wash hand basin, tiled walls and floor.

STUDY

9'10" x 8'9" (3.00m x 2.67m)

UPVC double glazed window to front, radiator, solid oak floor.

LIVING ROOM

19'11" x 12'2" (6.07m x 3.71m)

Dual aspect UPVC bow windows to rear and side, beamed ceiling, Marble feature fireplace with electric coal flame effect fire inset, TV point, solid oak floor, UPVC double glazed patio door to side leading out to patio/rear garden.

LOUNGE

15'7" x 12'1" (4.75m x 3.68m)

Two UPVC double glazed windows to front, tiled floor, radiator, 2 wall lights, feature stone fireplace with cast iron wood burner inset, door to kitchen.

KITCHEN

13'3" x 10'8" (4.04m x 3.25m)

Dual aspect UPVC double glazed windows to front and rear, range of solid oak wall and base units, granite work tops with matching upstands, Belfast sink with mixer tap, space for range oven, extractor fan hood, integrated fridge and freezer, LED downlighters, radiator, tiled floor, stable style door leading through to conservatory.

CONSERVATORY/UTILITY

14'6" x 12'6" (4.42m x 3.81m)

UPVC double glazed windows to front and rear, double glazed glass roof, tiled floor, laminate work top, 1 1/2 composite sink bowl unit, oil controlled boiler, UPVC double glazed door to front.

FIRST FLOOR ACCOMMODATION:

LANDING

Oak staircase, doors to bedrooms, bathroom and shower room.

BEDROOM ONE

13'6" x 9'7" (4.11m x 2.92m)

Dual aspect UPVC double glazed windows to front and rear, 2 radiators.

BEDROOM TWO

12'3" x 11'4" (3.73m x 3.45m)

UPVC double glazed window to side, radiator.

BEDROOM THREE

12'3" x 9'9" (max) (3.73m x 2.97m (max))

UPVC double glazed window to front, radiator, built in airing cupboard housing hot water tank, oak effect laminate floor, loft hatch.

BEDROOM FOUR

12'5" x 8'5" (3.78m x 2.57m)

UPVC double glazed window to side, radiator.

BATHROOM

Opaque UPVC double glazed window to front, corner Jacuzzi bath with tap/shower mixer attachment and electric shower system over, pedestal wash hand basin, tiled effect laminate floor, tiled walls, shaver point, ceiling eyeball spotlights, extractor fan.

SHOWER ROOM

Opaque UPVC double glazed window to front, pedestal wash hand basin, close coupled W.C, shower enclosure housing a Mira mains controlled shower system, tiled walls, oak effect laminate floor, ceiling eyeball spotlights, radiator.

OUTSIDE:

REAR GARDEN

Large mature garden laid to lawn and backing on to open fields, good size patio providing ample seating space, established plant and shrub borders, area laid to stone chippings, under cover seating area area laid to decking, gated access to area housing oil tank, enclosed by boundary fencing and hedgerow.

FRONT/SIDE GARDENS

Raised borders laid to stone chippings, pergola, plant and shrub borders, flagstone pathway, wood store to side of garage, enclosed by boundary fencing.

GARAGE

25'10" x 20'6" (7.87m x 6.25m)

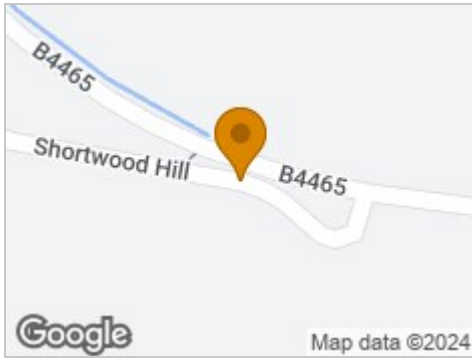
Large detached double garage, 2 up and over doors, power and light, door access to attached storage shed.

OFF STREET PARKING

Gated access to area laid to stone chippings proving off street parking for several vehicles, carport providing additional under cover parking space.



Road Map



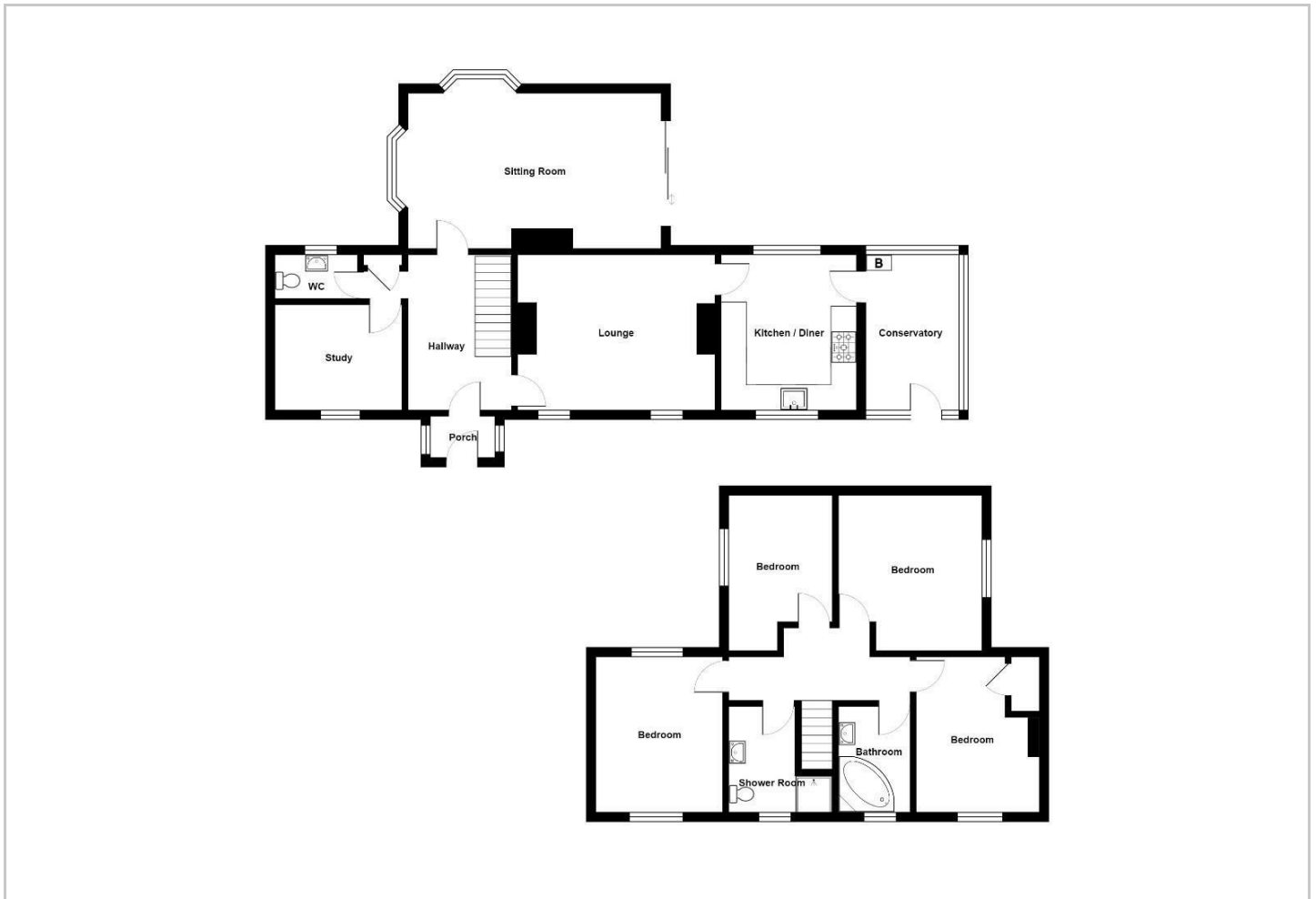
Hybrid Map



Terrain Map



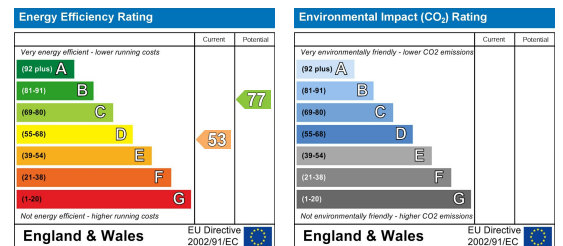
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 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.