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Homestead Gardens

Frenchay, Bristol, BS16 1PH

£1,200,000



Council Tax: F



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DESCRIPTION

Situated within an exclusive cul-de-sac in the highly sought-after area of Frenchay, this beautifully presented Georgian-style detached home has been recently refurbished to an exceptional standard, creating a luxurious family home.

The property is accessed through double doors into a welcoming, light-filled hallway with a turning staircase leading to the first floor. The ground floor provides access to a utility room/boot room, living room, and family room with striking full-height windows. The centrepiece of the home is a magnificent 43ft open-plan kitchen, dining, and family room, illuminated by a lantern skylight, and featuring double bi-fold doors that open onto the garden. Underfloor heating runs throughout this impressive space.

The handmade bespoke kitchen is finished with elegant quartz worktops and boasts a large island with a breakfast bar and butcher's block. High-end integrated appliances include two dishwashers, a larder fridge and freezer, an integrated microwave within a countertop larder, and a Lacanche range oven for culinary enthusiasts. The kitchen also offers access to a walk-in pantry.

Upstairs, there are four generously sized bedrooms, each featuring built-in and fitted wardrobes. Two bedrooms benefit from en-suite shower rooms, while a contemporary family bathroom serves the remaining rooms.

Outside, the beautifully landscaped rear garden offers a full-width stone patio that backs onto a protected nature reserve, providing both privacy and a natural setting. The property also includes a large driveway with ample off-street parking and a garage with internal access.

This area boasts excellent transport links, with easy access to Bristol city centre, Parkway Station, and the M4/M5 motorways. Frenchay Village's conservation area and picturesque Common, offering open green spaces, scenic river walks, and a local primary school, are just a short walk away.

Homes of this calibre are rarely available in the local market, and an internal viewing is highly recommended to fully appreciate the exceptional quality and features of this superb home.

ENTRANCE HALLWAY

Access via hardwood double doors, coved/cornice ceiling, period style radiator, oak floor, LED downlighters, stairs rising to first floor doors leading to: lounge, family room, utility, cloakroom and kitchen/diner.

LOUNGE

19'11" x 13'11" (6.07m x 4.24m)

Full height UPVC double glazed window to front, coved/cornice ceiling, 2 period style radiators, bespoke fitted full width unit with built in shelving and cupboards, ceiling rose, open exposed brick feature fireplace with wood mantel surround and wood burner inset.

FAMILY ROOM

13'11" x 11'11" (4.24m x 3.63m)

Full height UPVC double glazed window to front, coved/cornice ceiling, LED downlighters, 3 column vertical radiator.

UTILITY/BOOT ROOM

12'10" (max) x 10'9" (max) (3.91m (max) x 3.28m (max))

Built in shoe cupboard and seat with hanging space, oak work tops, space for washing machine and tumble dryer, period style radiator, cupboard housing Vaillant boiler for unvented heating system built in under stair storage cupboard, courtesy door to garage.

KITCHEN/DINER/FAMILY ROOM

43'5" x 15'2" (13.23m x 4.62m)

Bespoke hand-made painted kitchen with quartz worktops, large matching island incorporating a breakfast bar with adjoining butchers block, sink bowl unit with Insinkerator waste disposal unit and mixer tap, under-counter pull-out bin, counter-top pantry unit with integrated Smeg microwave, Lacanche range with electric ovens and 5-ring gas hob, brass fittings to include pot filling tap, integrated tall larder fridge and freezer, 2 integrated dishwashers, tiled splash backs, tiled floor to kitchen area, parquet oak flooring to dining/family room with under-floor heating to both, lantern skylight window, two sets of 4 panelled bi-folding doors leading out to the garden, door to walk in pantry.

PANTRY

9'5" x 4'1" (2.87m x 1.24m)

Range of fitted base units with oak work top, integrated wine chiller, tiled floor, LED downlighters.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to rear, LED downlighters, feature period style panelling to dado height, period style radiator, built in airing cupboard housing hot water tank, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'10" x 12'5" (4.22m x 3.78m)

UPVC double glazed window to front, period style radiator, fitted floor to ceiling bespoke fitted wardrobes, door to en-suite.

EN-SUITE

Feature opaque glazed window to front, vanity unit with wash hand basin inset, close coupled W.C, large walk in shower housing a mains controlled shower with drench head, chrome heated towel rail, part tiled walls, extractor fan.

BEDROOM TWO

12'6" x 11'0" (3.81m x 3.35m)

UPVC double glazed window to rear, LED downlighters, period style radiator, built in cupboard, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to side, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing a mains controlled shower system, heated towel rail/radiator, part tiled walls, wood effect plank tiled floor.

BEDROOM THREE

13'10" x 8'5" (4.22m x 2.57m)

UPVC double glazed window to front, coved ceiling, period style radiator, fitted wardrobes and desk.

BEDROOM FOUR

11'10" x 8'5" (3.61m x 2.57m)

UPVC double glazed window to rear, period style radiator, LED downlighters, built in wardrobe.

BATHROOM

7'11" x 7'5" (2.41m x 2.26m)

Opaque UPVC double glazed window to side, contemporary suite comprising: corner bath with mixer tap and shower head attachment, separate mains controlled shower with large drench shower head, wash stand with double sink basin, close coupled W.C., wood effect plank tiled floor, tiled walls, period style, radiator, LED down-lights, shaver point, heated and backlit mirror.

OUTSIDE:

REAR GARDEN

Beautifully landscaped garden backing onto a nature reserve with boundary natural stone wall and fencing. Good size well tended lawn and full width stone patio, array of plant and shrub borders, 4 downlighters to back of house, side access.

DRIVEWAY

Laid to stone chippings to front of property providing ample off street parking space.

GARAGE

20'7" x 10'9" (6.27m x 3.28m)

Large attached garage to side of property, power and light, over head/loft storage, up and over door, courtesy door access from utility.



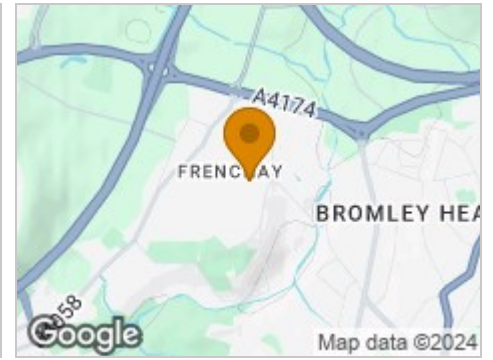
Road Map



Hybrid Map



Terrain Map



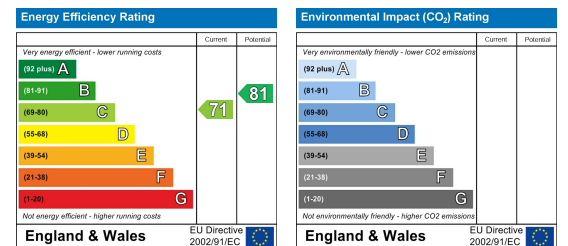
Floor Plan



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.