



CAUTION  
AUTOMATIC  
GATES  
KEEP CLEAR

1

1 CHURCH LANE  
WHITCHURCH  
BRISTOL  
BS14 0HA  
£699,995



GREGORY'S  
ESTATE AGENTS

Occupying a pleasant backwater location and benefiting open countryside views, can be found this premier, detached bungalow. Set among many other impressive detached residences, Church Lane is well regarded as one of the areas, most popular locations. An easy commute is available into Bristol for those working in the city, yet its rural location provides a peaceful setting to enjoy.

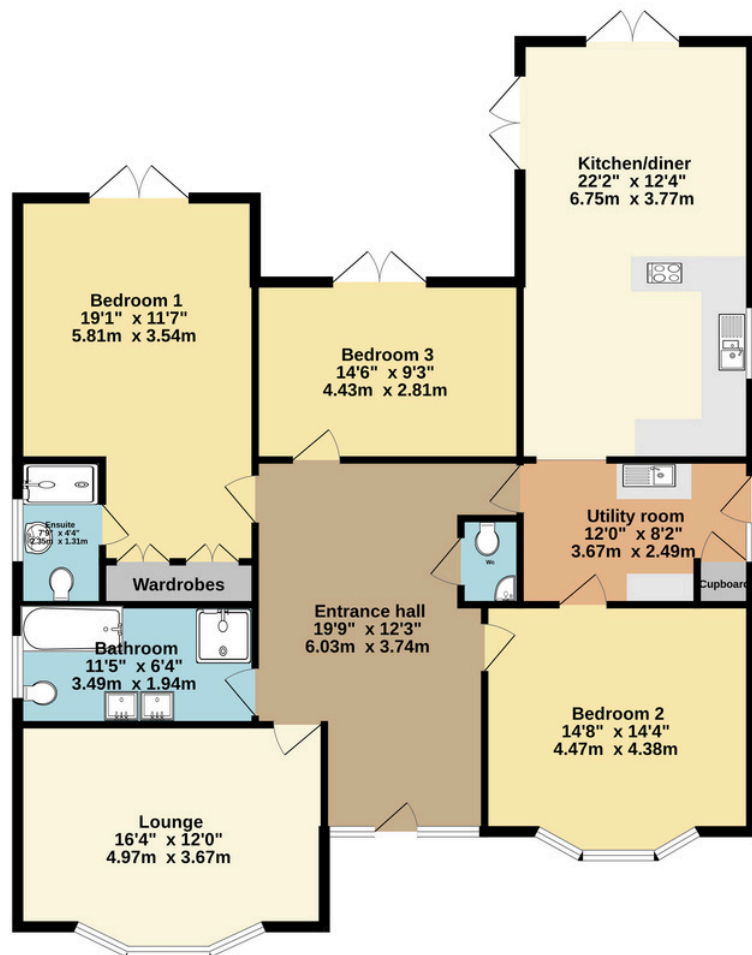
Double gates open onto an extensive driveway and car port, providing off street parking for a number of vehicles. Gardens then sweep to the side and rear aspect, whereby an enclosed lawned garden can be enjoyed. Raised decking can be accessed via the kitchen and two of the three bedrooms, with 'French' doors providing access onto this wonderful seating area.

Internally the bungalow has been lovingly cared for and benefits an impressive full width rear extension. The extension has transformed the accommodation on offer, which now boasts generous room proportions throughout. Upon entry you are greeted by a spacious entrance hallway, providing a sense of the space on offer. The flexible accommodation allows for either two or three bedrooms. The current set up includes a wonderful principle bedroom with an en-suite wet room and 'French' doors leading to the rear garden. Bedroom two is a double in size and also benefits 'French' doors to the garden. The third bedroom is currently utilised as a formal dining room, which is situated to the front of the property with the first of the bay windows overlooking the front garden. The lounge can be found enjoying the second of the bay windows with views of the frontage. The kitchen/diner sits pretty in the extended part of the property, with dual aspect windows and doors overlooking the rear gardens. A large family bathroom is complete with a four piece white suite including a bath and separate shower, whilst an additional cloakroom can be found from the hallway. Completing the accommodation a handy and practical utility room provides useful storage and leads onto the side aspect and into the car port.

A truly magnificent bungalow, full of charm and comfort and positioned in the perfect rural setting. A must view







TOTAL FLOOR AREA: 1448 sq.ft. (134.5 sq.m.) approx.

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

## Energy performance certificate (EPC)

1 Church Lane  
Whitchurch  
BRISTOL  
BS14 0HA

Energy rating

Valid until: 27 September 2033

D

Certificate number: 3809-8077-6002-0121-0102

Property type

Detached bungalow

Total floor area

131 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

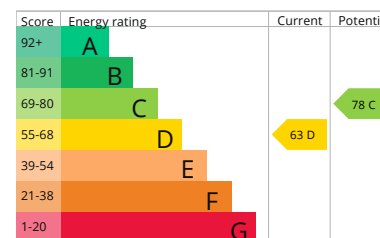
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



0117 986 6644

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