



IOA POPLAR ROAD
OLDLAND COMMON
BRISTOL
BS30 5JU
£750,000

A unique one off build, situated within a spacious plot in this popular residential area can be found this impressive detached residence. Furthermore and for those families seeking multiple generational living an opportunity to acquire a two bedroom cottage, positioned to the rear of the garden is available.

Offering spacious accommodation over two floors and originally constructed as a five bedroom property, the current owners have tweaked the layout, which now presents as a wonderful, four bedroom, family home.

The property is accessed via a welcoming entrance hallway with stairs leading to the first floor and doors to all ground floor rooms. The main reception rooms spans the full depth of the property and benefits dual aspect windows with a square bay window to the front aspect and double glazed sliding patio doors to the rear garden. A second reception room can be found within the converted garage and allows for a separate lounge area overlooking the front aspect. The kitchen/diner is the true hub of this home, positioned overlooking the rear garden and with access to the conservatory. The kitchen comprises numerous built in units and work surfaces, complete with a breakfast bar with seating under. A handy utility room and downstairs cloakroom provide the practical must haves for any family property.

Appointed to the first floor and accessed via a gallery style landing can be found four generously sized bedrooms., all of which benefit built in wardrobes. The principle bedroom incorporates what was the fifth bedroom, which is now utilised as a walk in wardrobe and dressing area to the main bedroom. However with the doorway still present, the property could easily be converted back into a five bedroom dwelling. An en-suite shower room and main family bathroom benefit, both of which comprise a modern three piece white suite.





Externally the property provides a wealth of space, none more so than in the 100ft, southerly rear garden. Private in nature and offering expansive lawned areas this is truly a wonderful family garden. Numerous outbuildings provide secure storage and one that has ben converted into a bar with covered terrace adjoining. To the side aspect a covered area provides pedestrian access to the garage and front aspect, via double wooden gates. The single garage benefits power and light supply with a personal door to the garden and an up and over door providing vehicle access from the driveway. The driveway itself provides off street parking for numerous vehicles and benefits an EV charger.

For those seeking muti generational living, the end of terrace cottage, positioned at the end of the garden and with direct access from the detached dwelling. This dwelling is owned by the same sellers and is available to purchase in addition to that of the main property. Over the years the current owners have utilised this dwelling for family members that still wanted to retain their independence but yet wanted family support nearby.

Located within a quiet residential area, popular with families and young professionals alike. Highly regarded primary and secondary schools can be found only a short distance away, whilst commuters can enjoy good public transport links. For those that rely on two wheels, the Bristol to Bath cycle pathway can be accessed only a few hundred meters away.





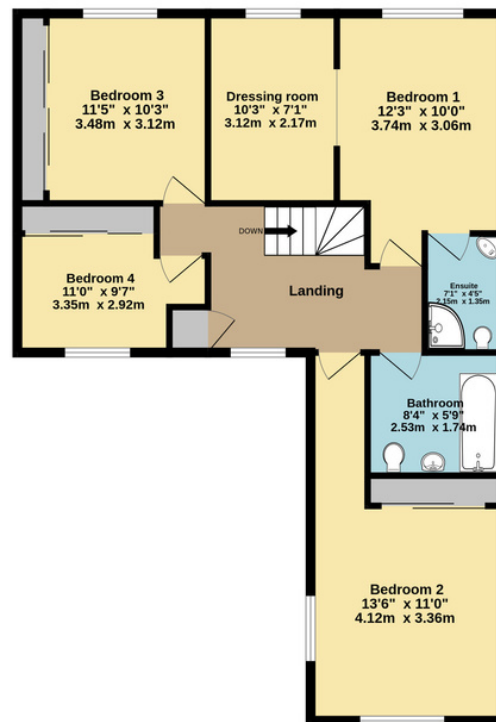
Ground Floor
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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 as to their operability or efficiency can be given.
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1st Floor
844 sq.ft. (78.4 sq.m.) approx.



Energy performance certificate (EPC)

10a Poplar Road Warrimley BRISTOL BS30 5JU	Energy rating C	Valid until: 23 November 2035 Certificate number: 9235-2829-4509-0639-4222
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Property type	Detached house
Total floor area	161 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

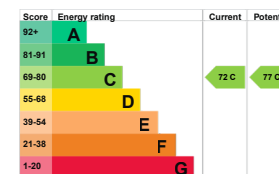
[See how to improve this property's energy efficiency.](#)

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



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