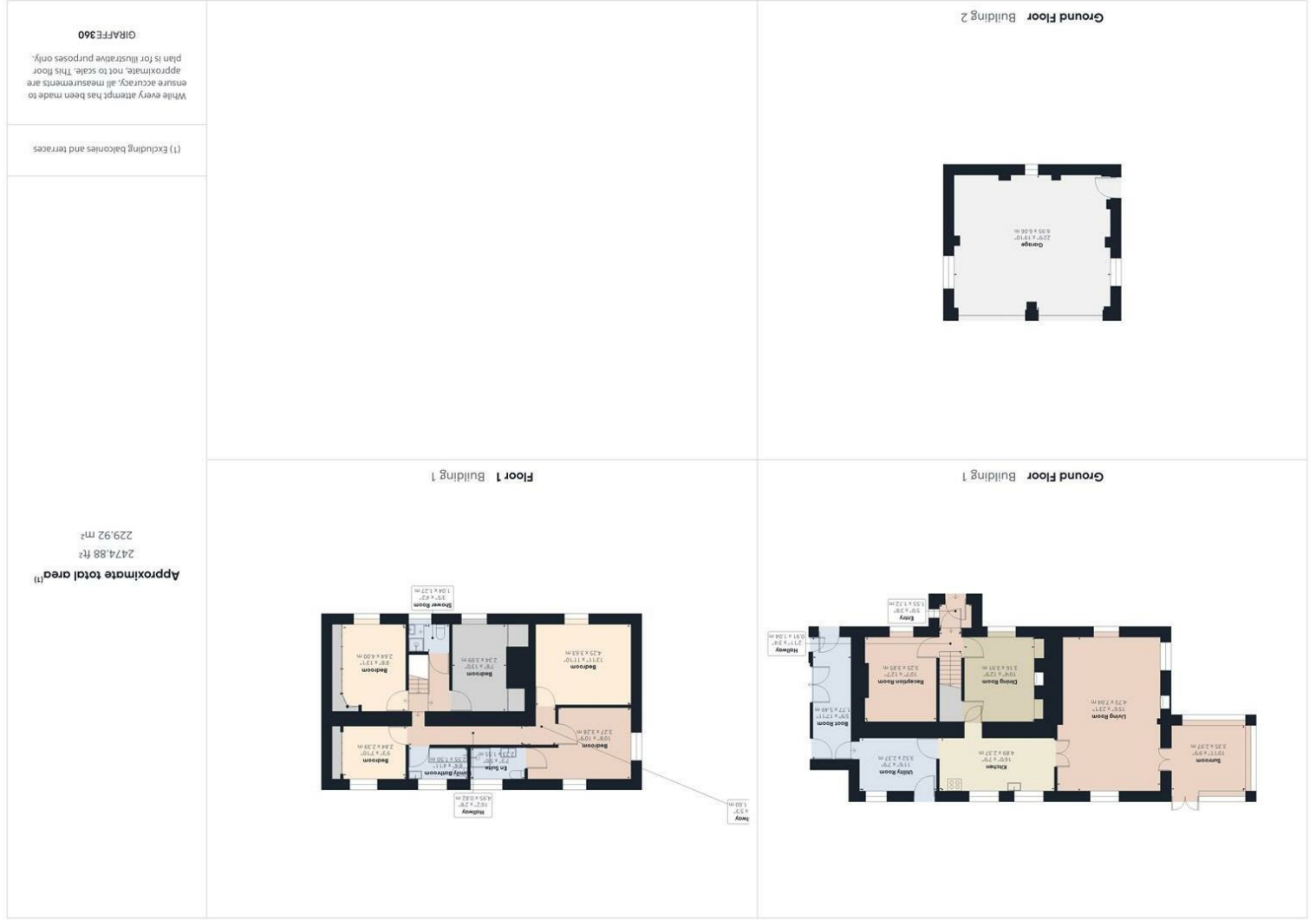


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Living room 23'1" x 15'6" (7.04 x 4.72)
- Dining room 10'4" x 12'9" (3.15 x 3.89)
- Reception room 10'7" x 12'7" (3.23 x 3.84 (3.22 x 3.83))
- Kitchen 16'0" x 7'9" (4.88 x 2.36)
- Sunroom 10'11" x 9'9" (3.33 x 2.97)
- Utility room 11'6" x 7'9" (3.51 x 2.36)
- Boot room 17'11" x 5'9" (5.46 x 1.75)
- First floor landing
- Bedroom 10'8" x 10'9" (3.25 x 3.28)
- En suite 7'3" x 5'0" (2.21 x 1.52)
- Bedroom 13'11" x 11'10" (4.24 x 3.61)
- Bedroom 7'8" x 13'0" (2.34 x 3.96)
- Bedroom 13'1" x 8'8" (3.99 x 2.64)
- Bedroom 9'3" x 7'10" (2.82 x 2.39)
- Bathroom
- Shower room 8'4" x 4'11" (2.54 x 1.50)



- Large living room
- Separate dining room
- Further reception
- Five bedrooms
- Garage, carport, workshop & stables
- Set in approximately 2 acres
- Gas central heating
- Garage and parking
- Approximately 2 acres of formal and semi formal grounds

41 Upper Conham Vale, Hanham, South Gloucestershire, BS15 3AY  
**Asking Price £900,000** Freehold

PROPERTY TYPE House - Detached

BEDROOMS 5

RECEPTION ROOMS 3

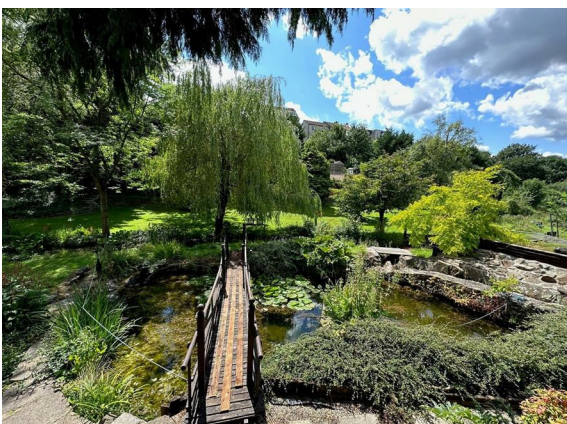
BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Occupied by the same owners for over fifty years, this home is a hidden gem! Set in 2 acres, of formal and semi formal grounds, with garaging, carport, workshop, and stables. The detached house comprises a large living room, separate dining room, additional reception, kitchen, utility and conservatory. At the first floor are five bedrooms (one en suite), a shower room and a family bathroom. Originally a small cottage which has had a large extension added, the property now offers spacious accommodation over two levels. With extensive off street parking, there is still massive scope for extension, subject to planning permission.



### what the owners will miss

*We enjoy living here because we are almost in the countryside but have the benefit of a range of supermarkets and Marks & Spencers only 20 minutes away by car. There is plenty of wildlife, badgers, foxes, deer, ducks and a wide range of birds. A bridleway passes the front gate giving us the opportunity to walk or cycle into Bristol or Bath should we wish. There are plenty of places to exercise our dogs without having to drive anywhere.*



### the location

Set at the end of a lane, behind a five bar gate, the cottage is an oasis of calm, set approximately 3 miles from Bristol city centre. With an extensive range of mature trees, shrubs, formal lawns, brook and large pond, this home offers a degree of seclusion and feel of the country which is unusual in this location. Ideal for the young, growing or established family, this is a home that needs to be seen to be believed! Set a short distance from the local shopping facilities of Hanham, you can take a wooded walk from the bottom of the property all the way to the River Avon, and into Conham river park and

### just a thought...

Ever fancied living in the country, but felt it maybe too remote? This home solves that problem! Set in approximately 2 acres of grounds, and approached by a discreet lane, you really do have all the benefits of the country, with the added bonus of the convenience of the city. This is an opportunity not to be missed!