

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.



- Hallway
- Living room 23'9" x 16'3" (7.24 x 4.95)
- Kitchen 12'1" x 10'3" (3.68 x 3.12)
- Sun room 10'9" x 11'3" (3.28 x 3.43)
- Utility 7'2" x 11'11" (2.18 x 3.63)
- Bedroom 13'10" x 11'11" (4.22 x 3.63)
- Bedroom 11'9" x 11'7" (3.58 x 3.53)
- Bathroom 8'4" x 8'3" (2.54 x 2.51)

Approximate total area 2205.90 sq ft
 204.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360



- Split level bungalow set in large plot
- Lounge/diner
- Two bedrooms
- Conservatory
- Very large garage/workshop
- Beautifully tended garden
- Gas central heating
- Garage
- Substantial mature gardens

84 Magpie Bottom Lane, Kingswood, Bristol, South Gloucestershire, BS15 8HD
 Asking Price £575,000 Freehold

PROPERTY TYPE House

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



An extremely rare opportunity to acquire a split level architecturally designed bungalow set in substantial, mature and beautifully tended gardens. With ample scope for extension and/or development (subject to planning permission). Entrance hallway, I-shaped lounge/diner, plus conservatory, modern kitchen and utility with two double bedrooms, and a family bathroom. Accessed via a staircase, to the lower level is a substantial garage/workshop, which offers ample opportunity for additional living accommodation, separate self contained dwelling for a dependant relative/teenager or business potential. Set in an elevated position with outstanding southerly views, this is a home that really is a one off!



the location

Set on the eastern slopes of Hanham, this well placed home provides excellent access to the high streets of both Kingswood and Hanham, and its wide range of shopping facilities. There are local junior and senior schools within walking distance, and Magpie Bottom nature reserve is at the bottom of the road. The Avon ring road and Bristol to Bath cycle track is also readily accessible. Bristol 3.3 miles Bath 9 miles

what the owners will miss

Architecturally designed home with amazing gardens



just a thought...

Behind this inconspicuous detached home lies truly the most amazing gardens you can imagine. Offering wonderful views, and an extremely high degree of privacy, this property really is a hidden gem! Scope for additional building/development (subject to planning).