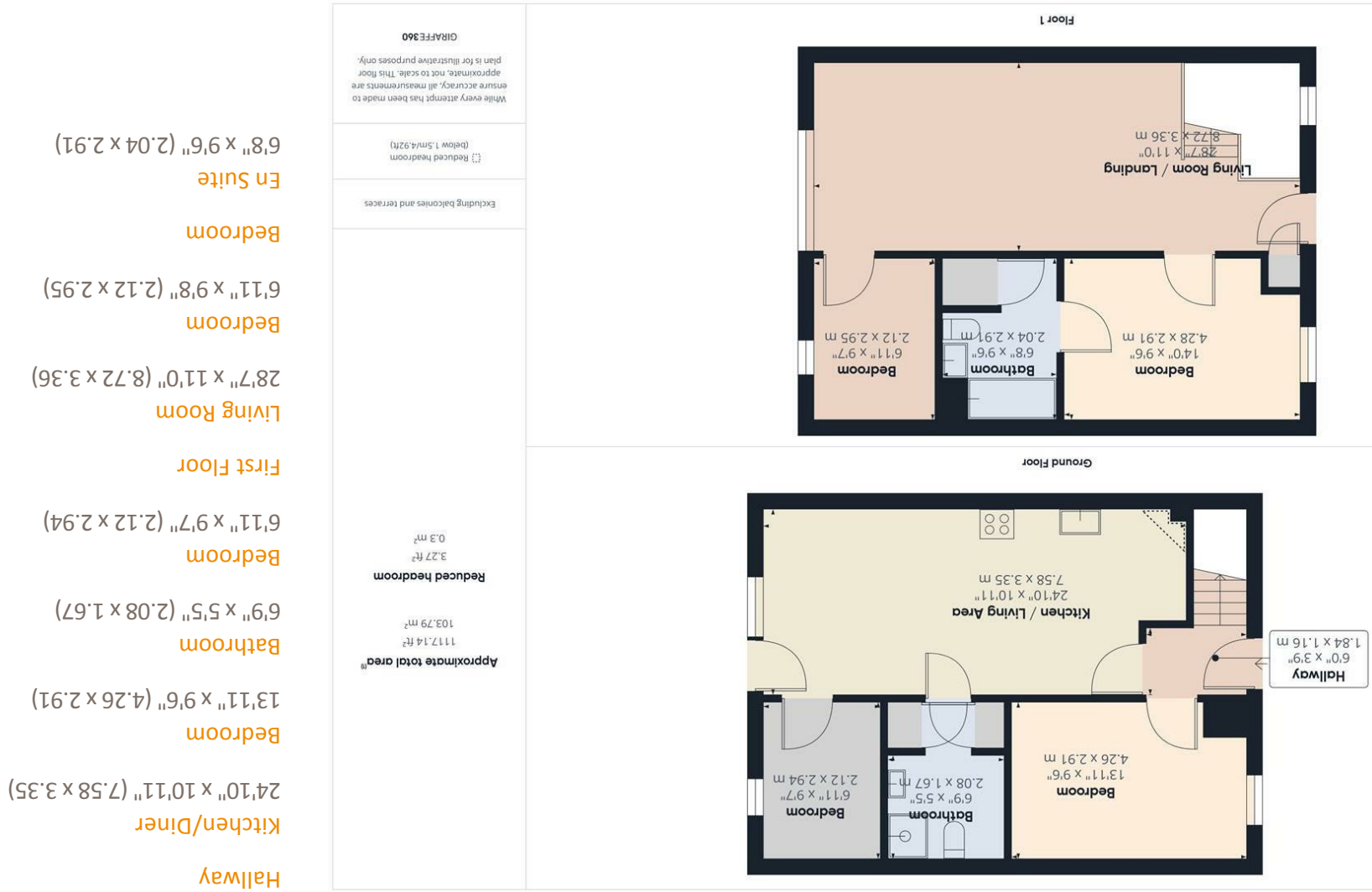


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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
- Kitchen/diner
- Four Bedrooms
- En Suite to Master
- Enclosed rear garden
- Driveway parking to side
- 'Eco' home

16 Reade Close, Hanham, Bristol, BS15 3FJ
Offers In Excess Of £475,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Built approximately 10 years ago, is this deceptively spacious, well presented four bedroom property, set in this popular 'Eco' village in Hanham, With accommodation comprising entrance hall, ground floor bedroom, spacious modern kitchen/diner with integral dishwasher, integral washing machine, built in electric oven and induction hob. There is also a ground floor shower room, with storage cupboards and further bedroom. To the first floor is a modern lounge, two bedrooms, one with en suite facilities. Benefitting from gated off street parking, gas fire central heating, Vent Axia air system, and enclosed rear garden.

These properties are built from factory made SIP panels that minimise waste and are energy efficient to produce. The property boasts eco friendly technology including high spec insulation, sound proofing and solar panels, plus a mechanical heat recovery and ventilation unit (MHRU) rainwater harvesting and a water butt to collect and recycle rainwater. All of this makes these homes super efficient and cheap to run.



the location

Situated on the prestigious Hanham Hall development, which has been previously judged as one of the best sustainable development in Britain. Set in 12 acres of field and meadows, on the side of the Hanham hills, there are beautiful communal gardens and play areas and easy access to the Bristol to Bath cycle track. Set a short distance from Hanham high street, and it's range of shops and restaurants, Longwell Green district centre is also a short walk or drive away with retail stores including Marks & Spencer, Next and Costa Coffee. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. Bristol 3.9 miles Bath 8.6 miles

what the owners will miss

Reade Close is a lovely place to live, I will miss the big skies, bats at night and the abundance of wildlife, hedgehogs and birds etc. There are lovely walks as you step outside the front door through to Hanham woods, or along the cycle track, at the top of the site, to Longwell Green Retail park in 10 minutes. I love to watch people on their allotments from the house balcony. The site has a good community and holds events if you want to join in. I have been very happy here. It feels like living in the countryside, but with all the amenities of city life on your doorstep. It's a little bit of heaven and will be difficult to replicate.



just a thought...

If you are looking for an eco and budget friendly home to live in, then a viewing is highly recommended.