

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

<p>Private Enclosed Rear Garden</p> <p>Driveway</p> <p>Double Garage</p> <p>Bathroom 9'7" x 4'6" (2.94 x 1.38)</p> <p>Bedroom Four 9'6" x 8'10" (2.91 x 2.70)</p> <p>Bedroom Three 15'3" x 13'10" (4.65 x 4.22)</p> <p>Bedroom Two 14'9" x 13'9" (4.52 x 4.20)</p> <p>Bedroom One 8'5" x 9'3" (2.57 x 2.84)</p> <p>Ensuite Bathroom 14'9" x 13'8" (4.51 x 4.19)</p> <p>Utility Room 8'4" x 9'5" (2.55 x 2.89)</p> <p>Kitchen/Third Reception Room 14'7" x 30'10" (4.47 x 9.40)</p> <p>Dining Room 10'0" x 13'10" (3.07 x 4.24)</p> <p>Lounge 12'1" x 13'8" (3.69 x 4.18)</p> <p>Entrance Hall 4'11" x 8'1" (1.50 x 2.48)</p> <p>Entrance Vestibule</p>	<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Excluding balconies and terraces</p> <p>167.76 m²</p> <p>1805.75 ft²</p> <p>Approximate total area</p>	<p>Floor 1</p> <p>Ground Floor</p>
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- Imposing Period Detached Victorian Villa
- Four Generous Bedrooms With Master Ensuite
- Separate Bathroom
- Lounge Leading To Dining Room
- Modern Fitted Spacious Kitchen With Integral Appliances
- Third Reception Room
- Utility Room
- Double Garage
- Off Street Parking
- Enclosed Private Walled Rear Garden

Rockleigh Beaconlea, Hanham, Bristol, South Gloucestershire, BS15 8NX
Asking Price £665,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND D



Experience the grandeur of this charming and surprisingly spacious detached Victorian villa, nestled in the desirable Hanham area.

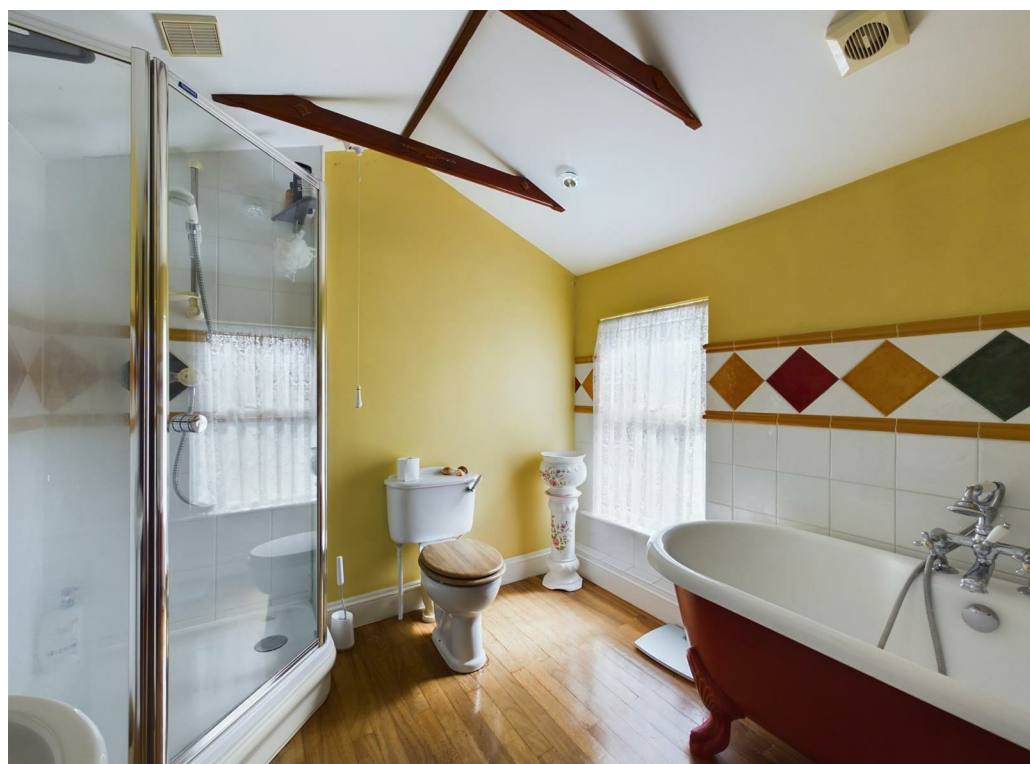
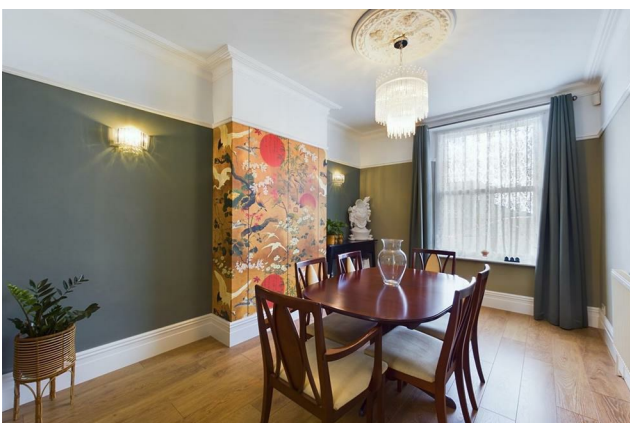
As you step into the inviting entrance vestibule, adorned with distinctive checked tiled flooring, you're greeted by a sense of elegance that flows seamlessly into the expansive entrance hall. The lounge exudes warmth with its cast iron fireplace, leading gracefully into the dining room boasting a bay window overlooking the front.

The heart of the home lies in the modern fitted kitchen, complete with integrated appliances including a fridge/freezer and dishwasher, a five-ring range oven with an overhead extractor, and not one, but two islands creating an inviting space for entertaining. The kitchen effortlessly transitions into a spacious family room, featuring another bay window and fireplace, perfect for gatherings and relaxation. Convenience meets functionality with a walk-in pantry housing a newly installed efficient gas-fired combination boiler, along with a separate utility room fitted with ample storage units and a Belfast style sink, granting access to the enclosed rear garden.

Venture to the upper floor to discover four generously proportioned bedrooms, including the master ensuite boasting a luxurious roll-top claw-foot bath and a shower cubicle. A further separate bathroom adds to the allure of this abode.

Character abounds throughout the property, with delightful features such as picture rails, ceiling coving, and ornate ceiling roses, enhancing the overall spacious ambience. Outside, the property offers off-street parking via the driveway leading to the double garage equipped with roller doors to the front and rear. The private enclosed walled rear garden features an elevated paved area, providing an idyllic space for outdoor relaxation and enjoyment.

Don't miss the opportunity to make this stunning Victorian villa your new home, where classic charm meets modern comfort in perfect harmony.



the location

Lower Hanham Road is located in this popular location with good transport links to the City Centre and within easy reach of Hanham High Street with a selection of local shops and facilities. Kingswood shopping centre and Longwell green retail park are both a short drive away. There are good transport links in to the City centre.

what the owners will miss

We will miss being able to step out of the front door and walking to local shops, the private enclosed rear garden and spacious rooms throughout .



just a thought...

Beaconlea is located in this popular location with good transport links to the City Centre and within easy reach of Hanham High Street with a selection of local shops and facilities. Kingswood shopping centre is a short drive away.