

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.



- Hallway 6'3" x 12'8" (1.91 x 3.86)
- Living room 12'5" x 23'2" (3.78 x 7.06)
- Kitchen/diner 10'6" x 27'1" (3.20 x 8.26)
- Study 8'0" x 9'9" (2.44 x 2.97)
- Utility 9'4" x 9'6" (2.84 x 2.90)
- Shower room 7'10" x 6'11" (2.39 x 2.11)
- Garden room 17'0" x 18'11" (5.18 x 5.77)
- First floor landing 1.61 m<sup>2</sup>
- Master bedroom 11'9" x 10'4" (3.58 x 3.15)
- En suite 6'9" x 6'9" (2.06 x 2.06)
- Bedroom 9'11" x 12'4" (3.02 x 3.76)
- Bedroom 10'4" x 12'9" (3.15 x 3.89)
- Bedroom 10'6" x 9'10" (3.20 x 3.00)
- Bathroom 8'6" x 6'6" (2.59 x 1.98)



- Quiet backwater location
- Large lounge
- Kitchen/diner & utility
- Downstairs shower room
- Four double bedrooms
- Double garage
- Gas central heating
- Garden room/work from home space

Orchard View 59 Jeffries Hill Bottom, Hanham, Bristol, BS15 3BE  
**Offers In Excess Of £650,000** Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND E



Beautifully presented, detached residence set in quiet backwater location on the edge of the woods in Conham Vale. With entrance hallway, large lounge, well appointed kitchen/diner with granite worktops, study area, utility and downstairs shower room. At the first floor are four double bedrooms with en suite to master and a family bathroom. With double garage and ample off street parking there is a pleasant, enclosed child friendly rear garden with decking area, garden room, currently used as a bar, that could be utilised as a home gym or work from home space. This is a home that really must be viewed!



## the location

Set in Conham Vale, with wooded walks literally on your doorstep, down to the River Avon, Conham River Park, nearby Chequers, Lock and Weir, and Troopers Hill Nature Reserve. The facilities of Hanham high street, including its range of bars and restaurants, is nearby, as is good access to the Avon ring road and Bristol to Bath cycle track. Bristol 3.1 miles Bath 9.4 miles

## what the owners will miss

*"We will miss summer drinks in our garden room/bar and decking area, walks though Conham and upto the Chequers Public House".*

## just a thought...

If you hadn't considered this area before, think again. Surprisingly convenient with a country feel, ample accommodation, parking, garaging, garden room and decking, this could be the hidden gem you have been looking for!