

Ground Floor

Living Room: 12'11" x 12'8" (3.95 x 3.87 m)
 Dining Room: 11'3" x 12'3" (3.44 x 3.75 m)
 Kitchen: 24'10" x 9'7" (7.58 x 2.93 m)
 Study: 9'6" x 9'3" (2.91 x 2.84 m)
 WC: 5'5" x 9'5" (1.68 x 2.88 m)
 Landing: 6'9" x 2'7" (2.07 x 0.80 m)
 Hallway: 4'9" x 7'1" (1.47 x 2.18 m)

Floor 1

Bedroom: 11'5" x 12'10" (3.48 x 3.93 m)
 Bedroom: 10'11" x 11'4" (3.33 x 3.47 m)
 Bedroom: 12'8" x 12'8" (3.87 x 3.86 m)
 Bathroom: 7'9" x 5'4" (2.38 x 1.66 m)
 Hallway: 7'8" x 3'5" (2.36 x 1.05 m)

Approximate total area
 1482.74 ft²
 137.75 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations may not comply with RICS IPMS 3C.



- Stunning detached cottage
- Ideal family home for the discerning buyer
- Completely renovated throughout
- Private gated driveway with parking for several cars
- Beautiful fitted kitchen/breakfast room
- Utility, and downstairs cloakroom
- Master bedroom with dressing area and ensuite bathroom
- Vaulted Lounge, separate dining room & separate sitting room
- Study or guest bedroom - flexible use for this room
- Offered with NO CHAIN!

PROPERTY TYPE House - Detached
BEDROOMS 3
RECEPTION ROOMS 3
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND C



Absolutely stunning detached cottage!

Completely renovated to a very high standard by the current owners, a dream home that has to be viewed.

Entrance hallway, two living rooms, a study, dining room and a beautifully fitted kitchen with quartz worktops.

At the first floor are three bedrooms and a family bathroom.

Set at the end of a private lane, there is ample off street parking and a large garden with huge patio area for entertaining and taking in the panoramic views towards Bristol.



the location

Well located to access all local facilities including good local schools, and the high streets of both Hanham and Kingswood. The green space of Cock Road ridge is a short walk away, and the facilities of the Longwell Green retail park including Marks and Spencers, Costa and Next plus gym, swimming pool and cinema are easily accessible at nearby Longwell Green. The Avon ring road and Bristol to Bath cycle path are a short distance away. Bristol 3.4 miles Bath 8.7 miles.

what the owners will miss

"One of the things we will miss most about this property is the heart of the home—the kitchen and the joy of entertaining in the spacious living area. We will also miss the breathtaking views across Bristol, especially during the fireworks on Bonfire Night and New Year's Eve, which have been truly magical. In the summer months, we've loved watching the hot air balloons from the Balloon Fiesta float overhead. Our sunny garden has been a haven, perfect for BBQs, relaxing by the chiminea, and watching our kids play".



just a thought...

If you hadn't considered Hanham before, this could be the one! Set at the end of a private lane, this home offers a surprisingly level of seclusion and views, rarely available in this part of the city. With ample off street parking, a large garden and huge patio area, all compliment this beautifully presented detached home, which has been finished to an exemplary standard. Genuinely this home should be at the top of your list to view.