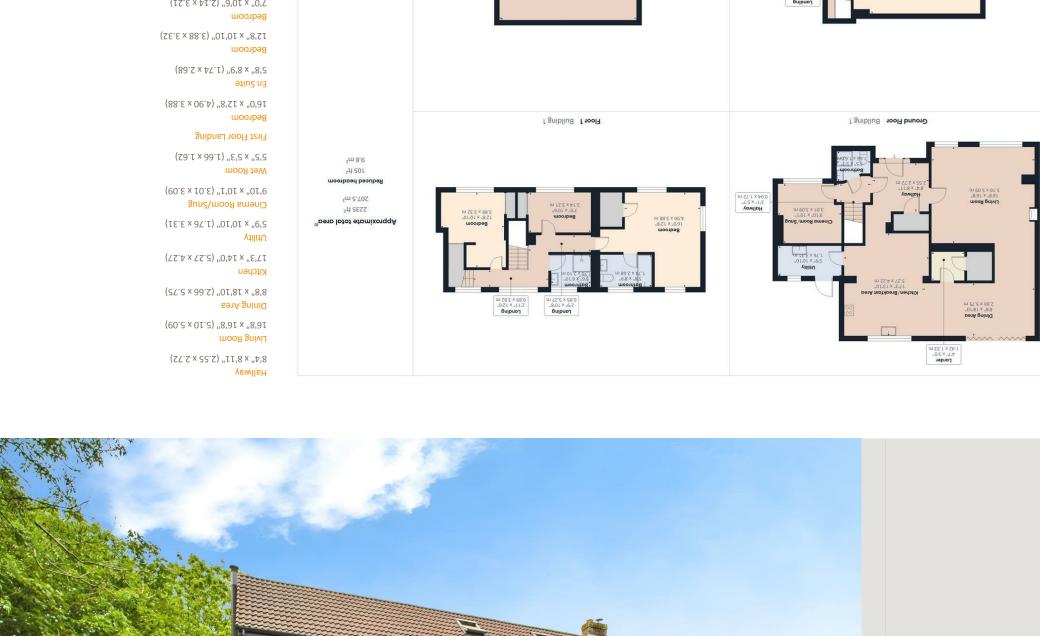
66 HIIWS

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. 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 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 sollicitor or







- Living room with log burner
- Dining area with bi-fold doors
- · Kitchen with utility and larder
- Cinema/snug
- Three bedrooms at first floor with en suite and family shower room
- Additional bedroom to second floor
- Cinema/Snug
- Master bedroom with en suite and walk-in wardrobe
- Second floor with further bedroom
- Garden room

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D







Substantial family home in a stunning countryside setting

Situated on an expansive plot, with extensive off-street parking and a truly spectacular rear garden, this impressive family home offers generous living space and a lifestyle to

Step inside to a welcoming entrance hallway leading to a stylish living room with Herringbone style flooring and log burner, and an eye-catching kitchen/breakfast room with utility and larder. Finished in dark anthracite tones, the island kitchen opens seamlessly into a light-filled dining area, with bi-fold doors framing views of the beautifully landscaped garden with garden room and various seating areas. Additional ground floor features include a practical utility room, downstairs cloakroom/wet room, and a versatile snug/cinema room perfect for relaxed evenings or movie

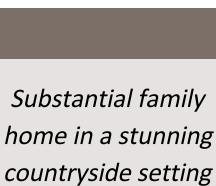
Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous master with en-suite and walk-in wardrobe, as well as a family bathroom.

A further spacious bedroom occupies the second floor, ideal as a guest suite or teenager's retreat.

Large windows throughout flood the home with natural light, with many of the principal rooms enjoying far-reaching views over picturesque countryside.











the location

Nestled on the edge of the former Tracy
Park Golf Club, this outstanding home
benefits from a prime semi-rural location,
with easy access to both Bristol and Bath.
Excellent transport links are close by,
including the A4174 Ring Road and the
M4/M5 motorway network, making it
ideal for commuters.

just a thought...

If you haven't considered this location before - think again. This is a rare opportunity to enjoy a peaceful country lifestyle, without sacrificing convenience. A home that truly offers the best of both worlds!