



Connells

Siston Common
Siston Common Bristol



Property Description

Built in the 1890's, this stunning detached home is in an elevated position that boasts far reaching views of rolling hills, despite being a short distance from the Bristol Ring Road. The main entrance opens up to a spacious, well-presented entrance hall, which could be used as an additional reception room. From here, you may choose to walk through the generous sized office to your left, benefiting from high-speed Internet and a newly built additional side access. Alternatively, a lounge appearing straight out of a magazine awaits you with heated floors and French doors opening onto the garden. To the right of the hallway is a beautiful, modern-style kitchen with a spacious utility, which doubles as a dining room. Heading up the stairs, you're greeted by a sizeable master bedroom that comprises of an en-suite and walk-in wardrobe. The first floor also has three further double bedrooms and fantastic family bathroom. There are 2 good size loft spaces which could offer the opportunity to convert subject to necessary planning permission and building regulations. To the rear of the house is a good sized, well maintained garden with a covered outside entertainment area linked up to light, power and heaters. Viewing is highly recommended to appreciate all this property has to offer.

Dining Hall

14' 3" x 13' 9" (4.34m x 4.19m)

Door to front, window to front, stone fireplace, french doors to hallway, electric fireplace, built in cupboards, radiator.

Lounge

16' 5" x 19' 9" (5.00m x 6.02m)

French doors, windows to rear, electric fire, stone fireplace, wood laminate flooring, window to side.

Family Room

14' 6" x 11' 7" (4.42m x 3.53m)

Radiator, feature fireplace, window to front with views, telephone point, currently used as a home office.

Kitchen

14' 6" x 11' 7" (4.42m x 3.53m)

Window to front with views to common, range of wall and base units, range cooker with hood over, one and a half bowl with stainless steel sink with drainer and mixer tap, space for wine cooler, space for American style fridge freezer, downlighters, built in dishwasher.

Utility Room

16' 4" x 11' 5" (4.98m x 3.48m)

Radiator, plumbing for washing machine, space for drier, windows to rear and side, radiator, extractor, boiler cupboard.

Boot Room

17' 6" x 4' 5" (5.33m x 1.35m)

Windows to side, door to side which provides ideal separate access for home business.

Landing

Skylight, downlighters, loft access to large boarded attic.

Bedroom One

16' 5" x 14' 8" max (5.00m x 4.47m max)

Radiator, windows to side and rear, television point, loft access.

Dressing Room

8' 7" x 7' 6" (2.62m x 2.29m)

Dressing room to bedroom one, radiator, spots, downlighters.

Ensuite

10' 5" x 7' 3" (3.17m x 2.21m)

Chrome heated towel rail, large double shower cabinet, double sink vanity unit, downlighters, extractor, tiled floor, tiled walls.

Bedroom Two

11' 2" x 7' 6" (3.40m x 2.29m)

Windows to front and side, radiator.

Bedroom Three

11' 3" x 10' 5" (3.43m x 3.17m)

Windows to side, television point, built in cupboard, radiator, currently used as cinema room.

Bedroom Four

14' 5" x 12' 2" (4.39m x 3.71m)

Window to front with views to the common, television point, radiator.

Family Bathroom

16' 4" x 8' 8" (4.98m x 2.64m)

Large sunken bath with mixer tap, extractor, low level WC, vanity unit, low level WC, downlighters, shower cabinet, worktops.

Front And Side Gardens

External porch, border plants and trees.

Rear Garden

Enclosed rear garden with artificial lawn plus lawn, pebbled and paved areas, gated rear access, garden shed, gated side access.

Lean To

Covered external lean to with power and light ideal for entertaining.

Off Road Parking

Off road parking for two vehicles at rear of the property.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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