



**Connells**

Mill Lane  
Warmley Bristol





### Property Description

Welcome to this exceptional detached residence that consists of 5700 sqft Set within 0.75 acres of private grounds accessed via a secure gated entrance with ample parking.

There is thermostat controlled underfloor heating to every room throughout the property. Spanning three floors, this luxurious home boasts six spacious bedrooms, each with its own en-suite and generous walk-in wardrobe. The principal suite impresses with a significantly larger dressing area, deluxe en-suite, and private balcony.

Step into the grand hallway where a stunning chandelier serves as the home's focal point. Downstairs, enjoy a separate lounge with feature fireplace, elegant dining room, dedicated boiler room, and a top-of-the-range open-plan kitchen designed for both style and function. A fully equipped gym completes the ground floor.

Outside, a superb games room measuring 17.8ft x 27.4ft includes a WC and houses a competition-standard pool table, premium golf simulator, and darts board—perfect for entertaining. This remarkable property offers the ultimate blend of luxury, space, and lifestyle

### Hallway

Double glazed door to front, double glazed windows to front, storage cupboard.

### Lounge

19' 8" Max x 19' 1" ( 5.99m Max x 5.82m )  
Double glazed French doors to garden, double glazed window to side, fireplace.

### Kitchen / Diner

28' 5" Max x 27' Max ( 8.66m Max x 8.23m

Max )

Double glazed door to side, double glazed bifold doors to rear, double glazed window to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drainers, double electric oven, hob, large island, integrated appliances.

### Utility Room

9' 6" Max x 10' 6" Max ( 2.90m Max x 3.20m Max )

Double glazed door to rear, double glazed window to rear.

### Gym

15' 4" Max x 11' 5" Max ( 4.67m Max x 3.48m Max )

Double glazed window to front.

### Playroom

15' 7" Max x 11' 3" Max ( 4.75m Max x 3.43m Max )

Double glazed window to front, storage cupboard.

### Shower Room

Double glazed window to side, low level WC, wash hand basin, shower cubicle.

### First Floor Landing

Large wrap around landing with large double glazed window to front.

### Bedroom One

19' 8" Max x 18' 9" ( 5.99m Max x 5.71m )

Double glazed French doors to balcony.

### En Suite

Double glazed window to side, low level WC, wash hand basin, bath,

shower cubicle.

### Dressing Room

12' 8" Max x 12' 6" Max ( 3.86m Max x 3.81m Max )

Double glazed window to rear.

### Second Floor Landing

Large landing with two double glazed windows to rear.

### Bedroom Four

15' 7" Max x 12' 7" Max ( 4.75m Max x 3.84m Max )

Double glazed window to front.

### En Suite

Double glazed window to side, low level WC, wash hand basin, shower cubicle.

### Dressing Room

7' 5" Max x 6' Max ( 2.26m Max x 1.83m Max )

### Bedroom Five

12' 7" Max x 15' 4" Max ( 3.84m Max x 4.67m Max )

Double glazed window to front.

### En Suite

Double glazed window to side, low level WC, wash hand basin, shower cubicle.

### Dressing Room

7' 2" Max x 7' 1" Max ( 2.18m Max x 2.16m Max )

### Bedroom Six

15' 4" Max x 11' Max ( 4.67m Max x 3.35m Max )

Double glazed window to rear.

### En Suite

Double glazed window to side, low level WC, wash hand basin, shower cubicle.

### Dressing Room

7' 2" Max x 7' 1" Max ( 2.18m Max x 2.16m Max )

### Bedroom Two

21' Max x 11' 8" Max ( 6.40m Max x 3.56m Max )

Two double glazed windows to rear, balcony to side.

### En Suite

Double glazed window to front, low level WC, wash hand basin, bath, shower cubicle.

### Dressing Room

9' 8" Max x 7' 3" Max ( 2.95m Max x 2.21m Max )

Double glazed window to front.

### Bedroom Three

15' 4" Max x 14' 1" Max ( 4.67m Max x 4.29m Max )

Two double glazed windows to rear.

### En Suite W / C

Low level WC, wash hand basin.

### Dressing Room

7' 2" Max x 5' 1" Max ( 2.18m Max x 1.55m Max )







**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: B Council Tax  
 Band: G

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Tenure: Freehold



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