



Bramley Place, The Street, Regil, Bristol, BS40 8BD

- Detached Family Property
- Open Plan Concept Living Areas
- Modern Kitchen with Appliances
- Sitting Room with Bi-Folding Doors
- Main Bedroom with Ensuite
- Four Further Bedrooms
- Family Room Plus Shower Room
- Solar Panels
- Large Garage with Ample Parking
- Enclosed Garden with Sun Terrace



DETACHED FAMILY HOME IN QUIET VILLAGE LOCATION

This stylish and comfortable family home is arranged over several levels and provides very flexible accommodation in the centre of the ever-popular village of Regil.

The heart of this lovely home is the fabulous kitchen/dining/family room with a large central island. This room is filled with light and has an extensive range of kitchen cabinetry, together with integral appliances, stylish tiled floor and partially vaulted ceiling. This certainly is the hub of the home – so much space to entertain with family and friends.

Leading up some steps to the rear of the house is an elegant sitting room with bi-folding doors stretching across the whole width of the room bringing the outside in. There is a cosy fire, wooden flooring and a vaulted ceiling.

Leading off from the kitchen area are two bedrooms, one is a double and the other is currently used as a study by the owners. There is a stylish family bathroom and shower room providing great flexibility for a family. There is also a very useful utility cupboard.

Heading up some steps on a slightly elevated level are two further double bedrooms each with picture windows affording lovely views out to the garden.

On the first floor there is a generously proportioned principal bedroom, together with a smart ensuite shower room.

There is an integral garage (with internal door to the house) and outside the property is approached via a driveway allowing parking for several vehicles. To the rear of the house is a great sized, sunny and level garden with very attractive gabion walling together and terraced areas which are perfect for alfresco entertaining.

This home is beautifully presented throughout – move in and enjoy! Give us a call to arrange your viewing!

The small and picturesque village of **Regil** which falls within the parish of Winford, has its own church, a pub and a village hall and several working farms. The village hall is located in the centre of the village and is a great venue within this vibrant community for a wide range of functions and events.

There are excellent primary schools nearby at Winford and Chew Stoke and secondary schooling is available at Chew Valley School where school buses are provided.

Although off the beaten track, the village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





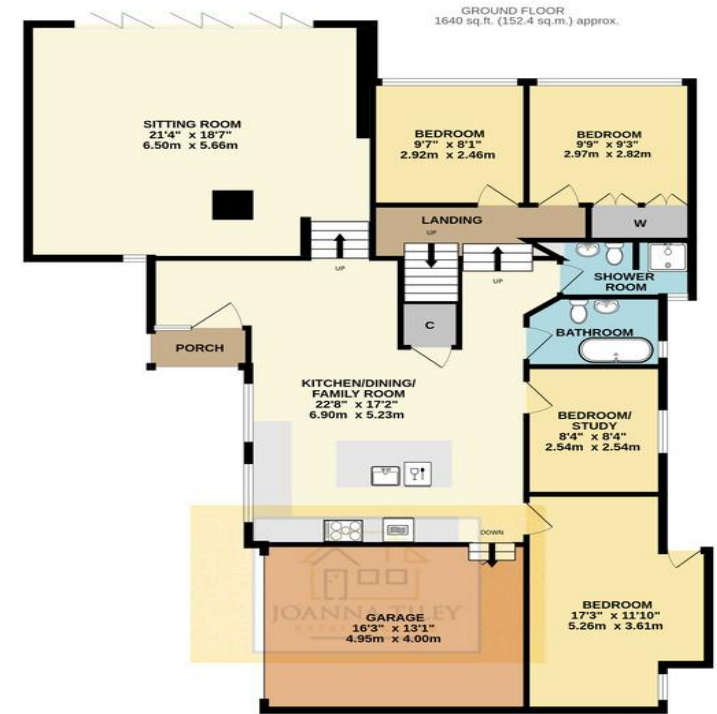
ROOM DIMENSIONS

Ground Floor

PORCH 6'0" x 3'0"
 KITCHEN/DINING/FAMILY ROOM 17'2" x 22'8"
 SITTING ROOM 21'4" x 18'7"
 BEDROOM 11'10" x 17'3"
 BEDROOM/STUDY 8'4" x 8'4"
 BATHROOM 6'4" x 5'6"
 SHOWER ROOM 8'0" x 4'6"
 BEDROOM 9'9" x 9'3"
 BEDROOM 8'1" x 9'7"
 HALL/LANDING 11'3" x 2'6"

First Floor

BEDROOM 18'1" x 17'0"
 ENSUITE 4'9" x 8'4"
 LOFT STORAGE 6'7" x 4'7"



FIRST FLOOR
 555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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