





## 32 Cappards Road, Bishop Sutton, Bristol, BS39 5PS

- Detached Family Home
- Sought After Location
- Open Plan Kitchen Diner
- Sitting Room
- Three Bedrooms
- Principal Bedroom with En-suite
- Family Bathroom
- Garden Office/Gym
- Secure Landscaped Garden
- Double Parking and Garage

Situated in a quiet cul-de-sac in Bishop Sutton, this contemporary 3 bedroom detached home boasts bright, airy living spaces, a landscaped garden ideal for entertaining, and a flexible garden office/gym. The property features a spacious kitchen/dining area with patio doors, a welcoming sitting room, a principal bedroom with fitted wardrobes and stylish en-suite, two further bedrooms, and a family bathroom. With a double driveway and garage/workshop, it perfectly blends modern family living with charm and character!

Viewings highly recommended!

**Bishop Sutton** is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office.

Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form.

The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by. The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance, and Bristol International Airport has flights to Europe and connections to the rest of the World.









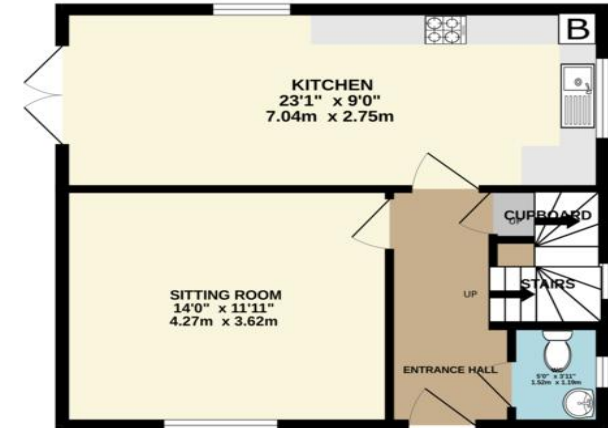
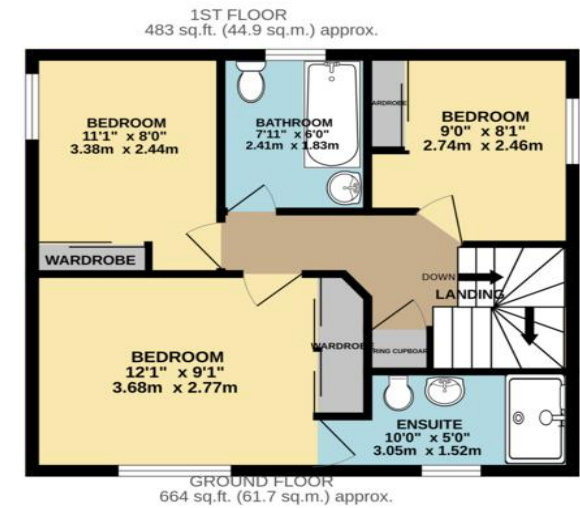


## ROOM DIMENSIONS Ground Floor

ENTRANCE HALL 4'0" x 11'10"  
W/C 3'11" x 5'0"  
SITTING ROOM 14'0" x 11'11"  
KITCHEN 23'1" x 9'0"

## First Floor

BEDROOM 8'0" x 11'1"  
BEDROOM 9'0" x 8'1"  
BATHROOM 6'0" x 7'11"  
BEDROOM 12'1" x 9'1"  
ENSUITE 10'0" x 5'0"  
Outside  
GARAGE 10'0" x 10'1"  
OFFICE 8'1" x 10'0"



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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