



A unique four bedroom character cottage beautifully presented throughout and located on the ever popular Church Lane, just a short walk away from the OUTSTANDING Bridge Farm Primary School and Sunshine Pre-School. A short drive away is Hengrove Leisure Centre and Imperial Retail Park offering a range of different shops. There are also local bus routes, pubs, parks and amenities nearby.

The inside of the property comprises; an entrance porch, generously sized cosy sitting room with feature log burner, a stunning open plan, light and airy, kitchen/living space with conservatory and views over the rear garden, a utility area, ground floor cloakroom and garage. On the first floor there are; four double bedrooms, a family bathroom with free standing bath and separate shower cubicle, an en-suite with his and hers sink also with a separate shower cubicle.

To the rear of the property is a 110ft south facing garden backing on to countryside views. The garden is laid mainly to lawn with a slightly raised patio area and summer house.

Further benefits include; a double garage which could easily be converted into a separate annexe or fifth bedroom, a driveway with parking for two cars, Upvc double glazing & gas central heating.

This very loved home would be perfect for a growing family or simply a step up the property ladder.

Lounge 20'2" x 13'3" (6.15m x 4.06m)

Kitchen 10'2" x 6'11" (3.12m x 2.13m)

Dining Room 16'2" x 10'5" (4.95m x 3.20m)

Conservatory 14'0" x 11'3" (4.27m x 3.45m)

Utility Room 8'11" x 6'7" (2.74m x 2.03m)

Ground Floor Cloakroom 3'7" x 5'8" (1.09m x 1.73m)

Bedroom One 19'5" x 15'10" (5.92m x 4.85m)

En-Suite 10'7" x 9'1" (3.23m x 2.77m)

Bedroom Two 13'6" x 10'5" (4.14m x 3.20m)

Bedroom Three 13'5" x 10'4" (4.11m x 3.15m)

Bedroom Four 13'5" x 9'10" (4.09m x 3.00m)

Bathroom 6'4" x 10' (1.93m x 3.05m)

Garage 13'3" x 19'9" (4.04m x 6.02m)

Council Tax Band - D

Tenure Status - Freehold

• **Energy Rating - C**

• **EXTENDED**

• **Beautifully Presented Throughout**

• **110ft South Facing Rear Garden**

• **Double Garage**

• **Four Double Bedrooms**

• **Period Cottage**

• **En-Suite Bathroom**

• **Potential For an Annexe**

• **Off Street Parking**













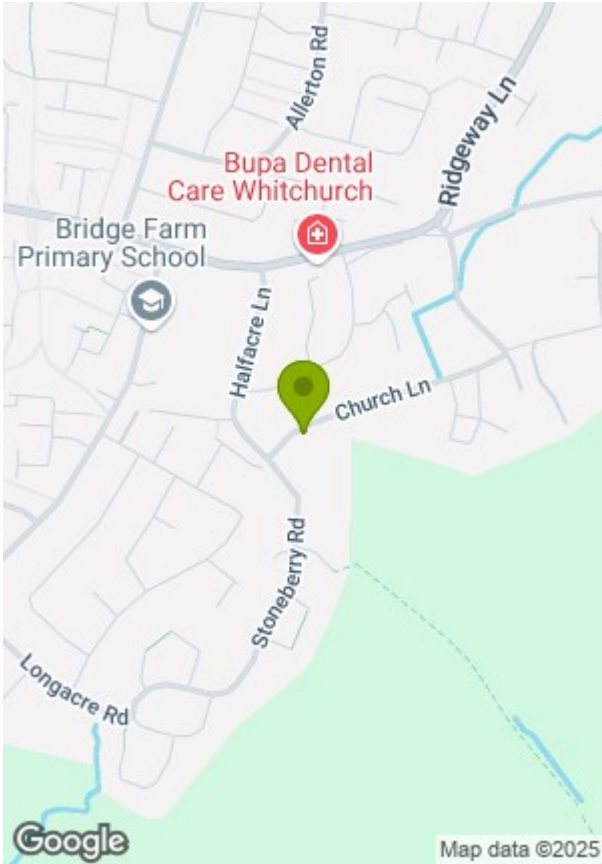








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 82        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   | 69                      |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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