

GUIDE PRICE

£895,000

Badminton Road

Bristol, BS37 6LR

PROPERTY SUMMARY

Upon entering, you are greeted by an elegant hallway that leads seamlessly to a welcoming office and a superbly appointed kitchen and kitchen/diner. Adjoining the kitchen is a refined lounge, while a spacious lounge and family room extension provides an ideal setting for relaxation and entertaining.

The ground floor further comprises a serene bedroom, a well-equipped utility room, a contemporary bathroom, and a versatile playroom/study.

Upstairs, the principal bedroom offers a luxurious retreat with a generous walk-in wardrobe and a sumptuous en-suite. Three further double bedrooms are complemented by a modern family bathroom featuring both a bath and a separate shower.

Externally, the property is enhanced by a detached double garage, ample driveway parking for multiple cars, and a substantial rear garden. The garden is fully private, beautifully maintained, and includes a patio alongside a large expanse of lawn—providing an idyllic outdoor space for leisure and entertaining.

Please note: The ground floor of the property is currently undergoing construction. The images shown are computer-generated renders to illustrate how the property will look once works are complete. Every effort has been made to ensure these renders are as accurate as possible. The floor plan reflects the final layout after completion. The images of the top-floor bedrooms and bathrooms show their current condition, which will remain unchanged.

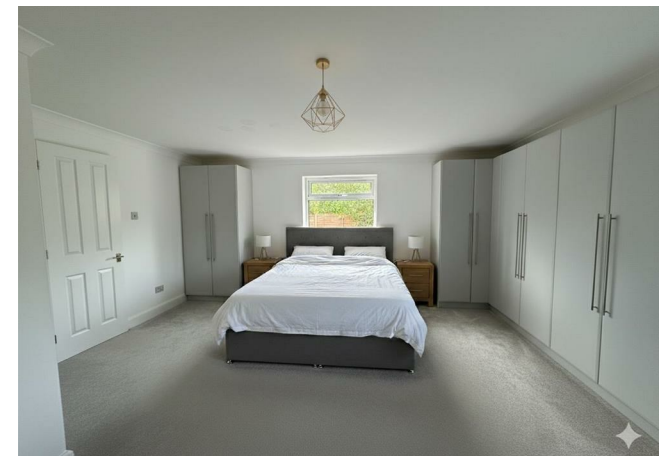
5



3



4







GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 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.
Made with Metropix ©2025

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE DETAILS

01454 529 024

sales@hobbspropertyagents.co.uk