

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

4 The Witheys Whitchurch Village Bristol BS14 0QB

EXTENDED TO ALMOST TWICE IT'S ORIGINAL SIZE, this four bedroom detached, situated in a SOUGHT AFTER cul-de-sac within the village requires only an internal viewing to be appreciated.



REF: ASW5585

Guide Price £575,000

Extremely large four bedroom detached * Three reception rooms * 21'7 x 15'11 kitchen/dining room * Double glazed conservatory * Two main bedrooms have en-suites & dressing rooms * Family bathroom * Gas central heating & double glazing * Council tax band: E * EPC Rating: D

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

SITUATION:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:

THIS IS HUGE! Situated in the village, this much extended detached family home offers four reception areas, in addition to a 21'7 x 15'11 kitchen/dining room, and utility/cloakroom on the ground floor, with four bedrooms (two with dressing areas & en-suites), plus a family bathroom on the first floor. Quite simply, only an internal viewing will reveal the true size and opportunity that this property offers.

ENTRANCE PORCH:

Opaque double glazed entrance doors, courtesy light, tiled floor, part glazed door to:

HALL:

Staircase rising to the first floor, door to playroom/office and door to:

LIVING ROOM: 16' 2" x 12' 10" into bay (4.92m x 3.91m)

Double glazed box bay window to the front with fitted venetian blind, gas log effect fire, television point, glazed door to:

SITTING ROOM: 16' 1" x 10' 10" (4.90m x 3.30m)

Double glazed patio door overlooking and giving access onto the Conservatory, television point, recessed low voltage ceiling spotlights, access to a large understair storage cupboard, further glazed door to kitchen.

OFFICE/PLAYROOM: 15' 6" x 7' 9" (4.72m x 2.36m)

Double glazed window to the front with fitted venetian blind, panelled radiator, recessed low voltage spotlights, glazed door to:

KITCHEN/DINING ROOM: 21' 7" x 15' 11" (6.57m x 4.85m)

Double glazed window overlooking the rear garden. The kitchen is fitted with a comprehensive range of Cream fronted Shaker style wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting Quartz worktop surfaces, inset Belfast sink, integrated dishwasher, Rangemaster range which will be staying with our vendors compliments, with a matching chimney style cooker hood over, tiled flooring with electric underfloor heating, recessed low voltage ceiling spotlights, glazed door to conservatory and also glazed door to utility/cloakroom.

CONSERVATORY: 15' 11" x 10' 6" (4.85m x 3.20m)

Double glazed conservatory with glass roof, five panel bi-fold doors overlooking and giving access onto the rear garden, wiring for wall lights, continuation of tiled flooring from kitchen, again with underfloor electric heating.

UTILITY/CLOAKROOM: 7' 5" x 7' 3" (2.26m x 2.21m)

Opaque double glazed window to the side, fitted with a white close coupled W.C, wall attached wash hand basin with tiled splashback, fitted wall and base cupboards having space and plumbing beneath for automatic washing machine, venting for tumble dryer, tiled flooring, designer radiator, Worcester gas fired combination boiler supplying central heating and domestic hot water, electric extractor fan.

FIRST FLOOR LANDING:

Panelled radiator, access to loft space, central heating thermostat, airing cupboard housing a pressurised hot water cylinder, doors to first floor accommodation.

BEDROOM ONE: 16' 0" x 13' 1" (4.87m x 3.98m)

Two double glazed windows to the front, two double panelled radiators, built in wardrobes with sliding doors, square opening to dressing area (6' x 5,9"), with double glazed Velux style window, folding door to:

EN-SUITE BATHROOM: 11' 1" x 5' 10" (3.38m x 1.78m)

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a white suite comprising of panelled bath, pedestal wash hand basin, close coupled W.C, separate shower cubicle with a mixer shower, designer radiator, recessed low voltage spotlights, extractor fan, tiled walls, tiled floor with underfloor heating.

BEDROOM TWO: 15' 3" maximum x 9' 6" (4.64m x 2.89m)

Double glazed window to the rear, panelled radiator, built in wardrobe, glazed door to:

WALK-IN WET ROOM:

Double glazed Velux window, fitted with a white close coupled W.C, wash hand basin, mixer shower, recessed low voltage spotlights, tiled walls, tiled floor with electric underfloor heating, extractor fan.

DRESSING ROOM: 8' 5" x 6' 7" (2.56m x 2.01m)

Double glazed window to the rear, panelled radiator.

BEDROOM THREE: 13' 1" into recess x 9' 3" plus door recess (3.98m x 2.82m)

Two double glazed windows to the front, panelled radiator, deep recess suitable for a fitted wardrobe.

BEDROOM FOUR: 9' 3" x 8' 9" (2.82m x 2.66m)

Double glazed window to the rear, panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, designer radiator, tiled floor.

FRONT GARDEN:

At the front is a open plan garden that is laid primarily to lawn, beside which is a tarmac driveway providing off road parking for two cars which leads to the storage area.

REAR GARDEN:

At the rear is a garden enclosed by a combination of stone walling and lapwood fencing, having a good size area of patio with Pergola, the remainder of the garden is laid primarily to lawn with rear flower border, outside light, pathways to either side returning to the front, outside water point and power points.

STORAGE AREA:

This is integral having been part of a garage, the rear half of which is now the utility room, having an up and over door.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

4 The Witheys
BRISTOL
BS14 0QB

Energy rating

D

Valid until:

30 September 2035

Certificate
number:

4021-0103-0198-9091-0523

Property type

Detached house

Total floor area

174 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		