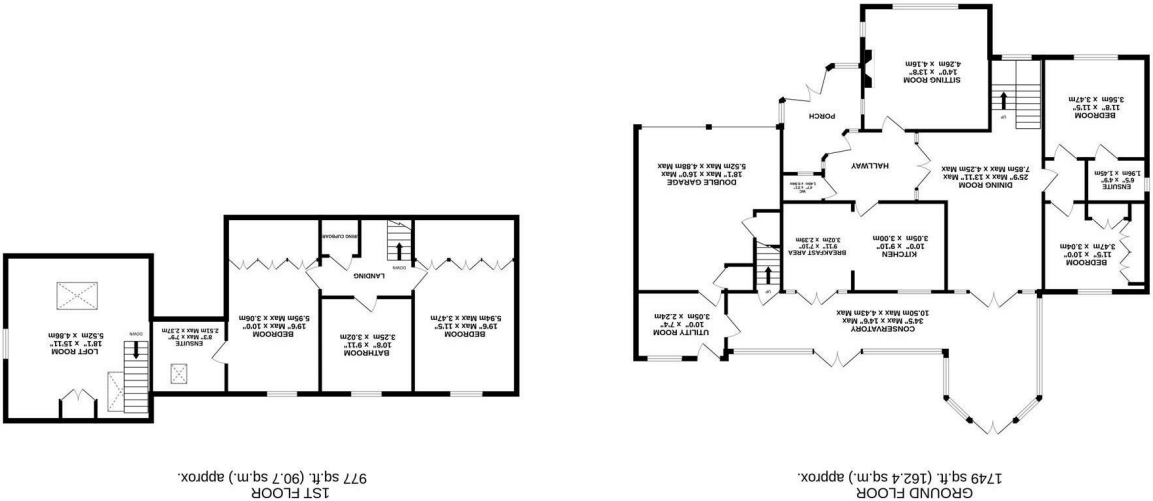
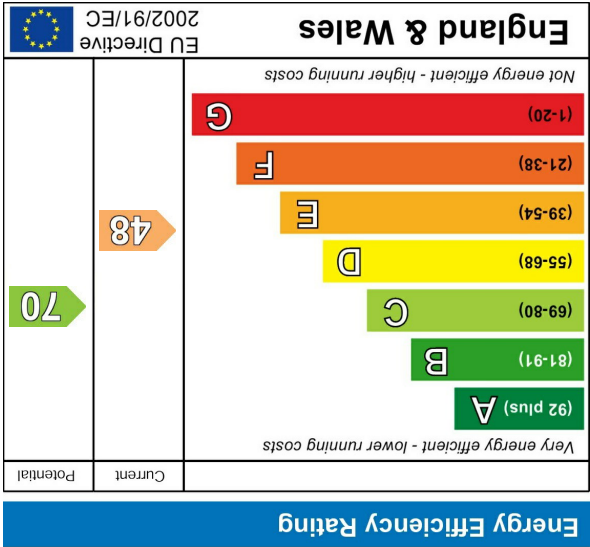
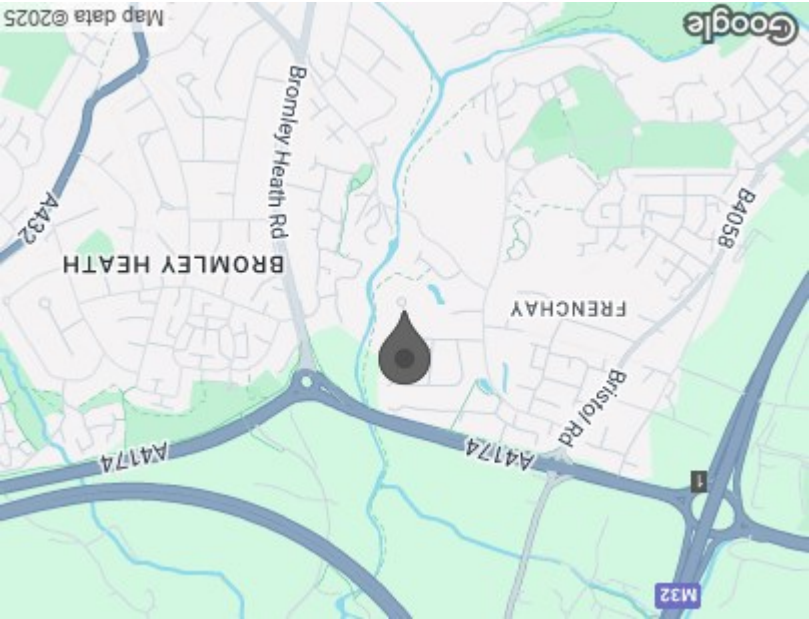




FLOOR PLAN



AREA MAP



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



GROVE BANK

FRENCHAY, BRISTOL, BS16 1NY

ASKING PRICE £850,000



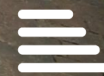
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3



E



Ground Floor

Porch

Hallway

Sitting Room

14'0" x 13'8"

Dining Room

25'9" max x 13'11" max

Kitchen

10'0" x 9'10"

Breakfast Area

9'11" x 7'10"

Cloakroom

4'7" x 3'1"

Conservatory

34'5" max x 14'6" max

Utility Room

10'0" x 7'4"

Bedroom One

11'8" x 11'5"

Ensuite Shower Room

6'5" x 4'9"

Bedroom Two

11'5" x 10'0"

First Floor

Bedroom Three

19'6" max x 10'0"

Ensuite Shower Room

8'3" max x 7'9"

Bedroom Four

19'6" max x 11'5"

Bathroom

10'8" x 9'11"

Loft Room

18'1" x 15'11"

Outside

Front Garden

Double Garage

Rear Garden



M Coleman Estate Agents are delighted to bring to the market this truly unique detached residence. Rarely do properties of such character and setting become available, boasting not only spacious and versatile accommodation extending to approximately 253 sqm, but also the extraordinary benefit of its own private woodland with direct access to the River Frome. Together, these features create a tranquil retreat with leafy views and exciting opportunities for family living, entertaining, or adaptable use of space. The property is beautifully presented and thoughtfully designed to suit a wide variety of lifestyles. The welcoming entrance hall gives access to a cloakroom, a generous lounge with feature fireplace, and a bright kitchen/diner fitted with an extensive range of units and quality integrated appliances. French doors lead into a conservatory, perfectly placed to enjoy the garden throughout the seasons, while a useful utility room provides access to the garage and rear garden.

The dining room lies at the heart of the home, linking to two ground floor bedrooms, including a master with en suite shower room, as well as the conservatory. Upstairs, two further double bedrooms benefit from built-in wardrobes; bedroom two also boasts an en suite. A well-appointed family bathroom completes the accommodation. In addition, a charming loft-style room accessed via the conservatory provides excellent flexibility — ideal as a home office, studio, playroom, or even a personal gym.

Externally, the front offers ample off-street parking leading to the double garage, while the rear garden is an idyllic haven with lawns, mature shrubs, an elevated boardwalk-style terrace, and a feature pond. Beyond lies the property's most remarkable feature: a private wooded area with winding paths and steps descending towards the River Frome – a magical space for nature lovers, children, or simply those seeking privacy and seclusion.

