



**Church Road,  
BRISTOL, BS36 1BY**

**PRICE: Offers In  
Excess Of £765,000**

## Property Features

- **Detached Cottage**
- **Potential for Annex**
- **4/5 Bedrooms**
- **23' Lounge/Family/Dining Area**
- **Two Further Reception Rooms**
- **Downstairs Shower Room and Bathroom**
- **En-Suite Shower Room**
- **Views to the Rear over the Frome Valley**
- **Detached Double Garage & Off Street Parking**
- **Flexible Living Accommodation**

## Full Description

### Lounge/Dining/Family Room

23'11 x 18'2 (7.29m x 5.54m)

Double glazed bi-fold doors overlooking the rear garden, tiled flooring with under floor heating, lantern skylight, two tall radiators, television point, ceiling lighting, wall light points, opening to:-

### Kitchen

12'6 x 12'5 (3.81m x 3.78m)

Double glazed window to the front, fitted with a range of wall and base units with granite work-surfaces over, display cabinets, plate storage rack, granite up-stands, Belfast sink with mixer tap over, space for American style fridge/freezer, space for 'Range' style cooker, wine rack, boiler in cupboard (system condensing) tiled flooring.

### Reception Room

18'2 x 11'5 (5.54m x 3.48m)

Double glazed windows to the side and rear, ceiling lighting, radiator.

### Inner Hallway

Stairs rising to the first floor landing,

### Sitting Room/Reception

12'2 x 11'5 (3.71m x 3.48m)

Double glazed window to the side, two built in storage cupboards, radiator, feature fireplace with wood burner, oak flooring, coved ceiling.

### Wet Room

Double glazed obscure window to the front, low level w.c, shower over, vanity wash had basin, heated towel rail, fully tiled walls, tiled flooring, over sized bath, ceiling spot lighting, extractor.

### Landing

Double glazed window to the front, radiator, vinyl flooring, smoke detector, ceiling spot lighting.

### Bedroom

12'5 x 11'5 (3.78m x 3.48m )

Double glazed window to the side, vinyl flooring. access to the loft space (part boarded with ladder and light).

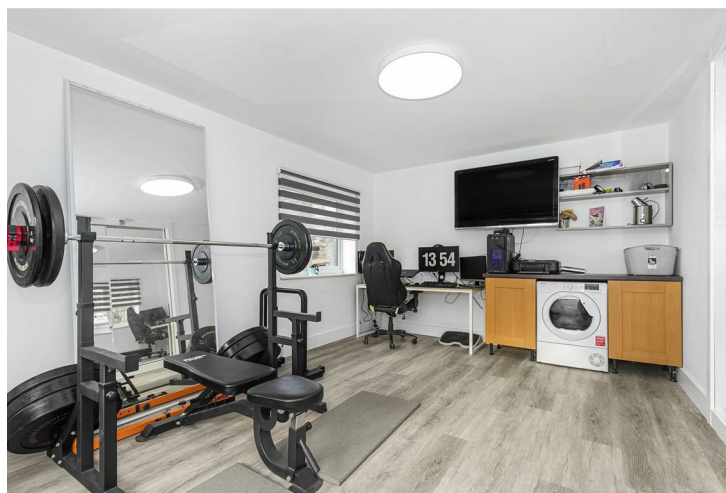
### En-Suite Shower Room

Walk in shower cubicle, vanity wash hand basin, part tiled walls, heated towel rail, extractor, low level w.c., wall mounted mirror, ceiling spot lighting.

### Bedroom

12'10 x 12'5 (3.91m x 3.78m)

Double glazed windows to the front and side, radiator, vinyl flooring, fitted wardrobes and over head storage cupboards.



**Bedroom**

14'1 x 12'1 (4.29m x 3.68m)

Double glazed French doors to the rear with Juliette balcony, tall radiator, vinyl flooring, walk in wardrobe with double glazed window to the rear, hanging space and shelving.

**Bedroom**

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to the rear, vinyl flooring, radiator.

**Bathroom**

Double glazed window to the rear, free standing bath, built in shower cubicle with shower over, fully tiled walls, low level w.c, twin vanity wash hand basin with quartz work-surface, extractor, ceiling spot lighting.

**Double Garage**

With up and over door, power and lighting.

**Rear Garden**

Large rear garden over looking the majestic Frome Valley, paved patio area, pathway leading to the rear, lawned and gravelled areas, decking area with pergola over, feature pond, summer house (with power, lighting and Wifi), planted areas, side access.

**Front**

Gated entrance, gravelled driveway providing off street parking, lighting.

**Potential Annex**

**Entrance Hall**

Built in storage cupboard, ceiling spot lighting, tiled flooring, electric tank above wardrobe.

**Kitchen/Lounge**

15'4 x 9'11 (4.67m x 3.02m)

Double glazed French doors to the rear, fitted with a range of wall and base units with granite work-surfaces over, tiled splash-backs, plate rack, built in electric oven and microwave, space for fridge/freezer, stainless steel inset sink with mixer tap over, vinyl flooring, smoke detector, television point, wall mounted electric convector panel heater, stone steps leading to the entrance hall.

**Bedroom Area**

8 x 7'7 (2.44m x 2.31m)

Velux window, tiled flooring, wall mounted electric convector panel heater, ceiling spot lighting, beam.

**Shower Room**

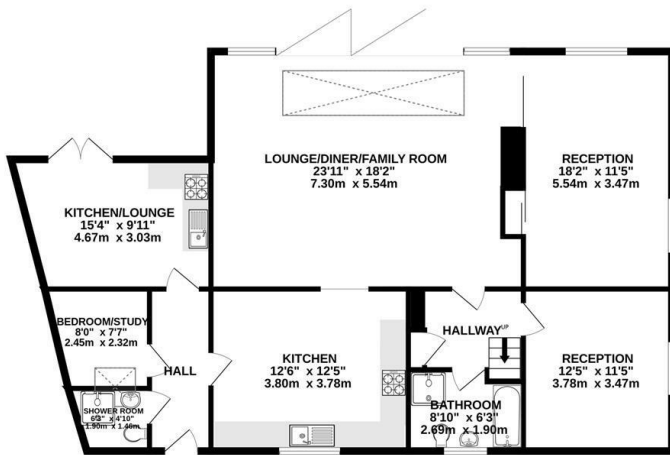
Walk in shower cubicle with shower over, extractor, vanity wash hand basin, low level w.c., tiled flooring, heated towel rail, ceiling spot lighting.



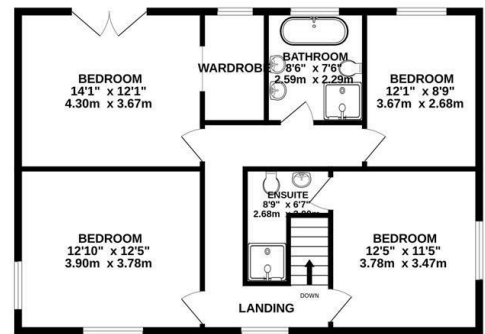
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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

GROUND FLOOR  
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 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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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

www.aj-homes.co.uk  
info@aj-homes.co.uk  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements