

**School Road,  
Bristol, BS36 2DA**

**PRICE: £795,000**



## Property Features

- Period Cottage
- Secluded Location
- Four Bedrooms
- Good Sized Kitchen Diner
- Two Reception Rooms
- Cloakroom and Utility
- Approximately 1/3 of an Acre

## Full Description

### Entrance Porch

Double glazed oak door to porch with tiled floor, leading to:

### Hallway

Double glazed window to side, radiator, access to loft above porch. Stairs leading to 1st floor landings with stained glass window to front. Doors to,

### Living Room

Double glazed window to front, radiator and bifold doors overlooking rear garden. French doors to:

### Kitchen/ Diner

Double glazed windows to rear and side, the kitchen comprises of a range of wall and base units with tiled work top over, Two bowl ceramic sink with mixer tap and tiled splashback. Integrated fridge, integrated dishwasher and space for gas range cooker. Tiled floor, inset spotlights and radiator, door to:

### Utility Room

Double glazed composite door to rear and double glazed window to rear, a range of wall and base units with work top over and stainless steel sink and drainer with tiled splashback. Part tiled walls, tiled floor and under stairs storage cupboard, wall mounted Worcester Bosch boiler.

### Second Reception Rooms

Double glazed window to front and rear, stone fireplace with woodburning stove and tiled floor radiator door to storage cupboard and door to second staircase rising to bedroom two..

### Cloak Room

Double glazed obscure window to front, suite comprising of low-level WC, wall maintained hand wash basin with tiled splashback and radiator



**Master Bedroom**  
Double glazed window to front and side, radiator and doors to. Walk in closet with access to loft.

**Ensuite**  
Double glazed obscure window to rear, fully tiled quadrant shower with electric shower, heated towel rail, low level WC vanity and hand wash basin. Tiled walls & shaver point.

**Bedroom 2**  
Double glazed window to front and rear, radiator, vaulted ceiling with exposed beams. Door to main landing.

**Bedroom 3**  
Double glazed window to front & side & radiator.

**Bedroom 4**  
Double glazed window to rear & radiator

**Bathroom**  
double glazed obscure window to front suite comprising of panel bath with main shower over vanity hand wash basin with mixer tap and vanity low-level WC part tiled walls tiled floor and heated towel rail shaver point and inset spotlights.

**Secluded Grounds**  
Beautifully manicured gardens in approximately one third of an acre, enclosed by stone walling with flagstone patio and lawned areas.

**Garage**  
Good sized garage with French doors, light and power and privacy door to garden.

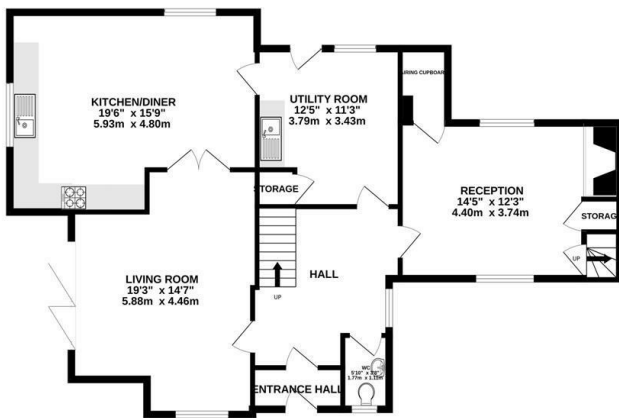


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

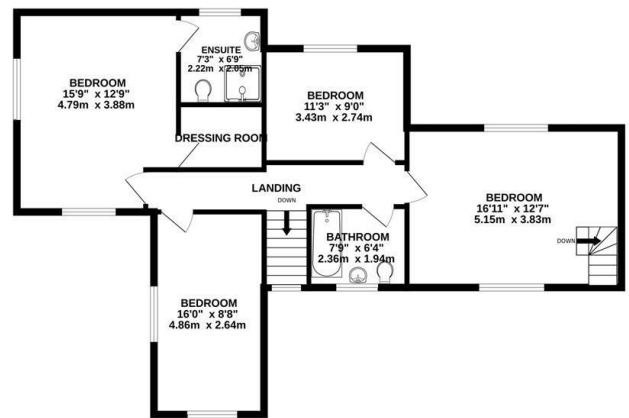
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



GROUND FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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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