



**Church Road,
BRISTOL, BS36 2ND**

**PRICE: Offers In
Excess Of £1,000,000**

Property Features

- **Detached Family Home**
- **Set in Approx 0.9 Acre**
- **5 Bedrooms**
- **3 Reception Rooms**
- **Laundry/Utility Room**
- **Solar Panels With Battery Storage, CCTV and 6 Cameras**
- **Double Garage**
- **Work Shop With Potential For Separate Annexe**
- **Landscaped Gardens with Vegetable Plot and woodland Area**
- **Gated Access with Extensive Driveway Providing Off Street Parking**

Full Description

Entrance Via

UPVC double glazed door with side panels to entrance porch.

Entrance Porch

Coving, spot lighting, oak double glazed panelled door with side panels to -

Entrance Hall

French oak flooring, stairs to first floor accommodation, double radiator, spot lighting, doors to all ground floor accommodation, burglar alarm control box.

Living Room

21'8 x 12'5 (6.60m x 3.78m)

Double glazed windows to front aspect, French doors to side garden, French oak flooring, minster fire place with wood burning stove, coving, picture rail, 2 double radiators.

Dining Room

12'7 x 11'9 (3.84m x 3.58m)

Double glazed bay window to front aspect, double radiator, coving, picture rail, feature fire place with multi fuel burner stove, half wall opening to kitchen.

Walk in Pantry

Fitted wall shelving, light, tiled floor.

Kitchen

12'7 x 9'10 (3.84m x 3.00m)

Double glazed window to side aspect, range of bespoke solid wood wall and base units with laminate work surfaces over, built in Siemens electric oven and oven/microwave combo, built in 5 gas ring hob with cooker hood over, 13/4 stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, coving, double radiator, spot lighting, tiled splash backs.

Rear Hall

UPVC double glazed door to side garden and driveway, double radiator, coving, burglar alarm control box, cupboard housing consumer unit, door to -

Family Room

22'0 x 15'5 (6.71m x 4.70m)

Double glazed window to side aspect, French doors to rear garden, coving, picture rail, laminate flooring, electric wall mounted fire, two double radiators, door to -

Laundry/Utility Room

13'3 x 8'1 (4.04m x 2.46m)

Double glazed window to rear aspect, wall and base units with double bowl stainless steel sink unit with mixer tap, tiled splash backs, plumbing for washing machine, space for tumble dryer, coving, double radiator.



Shower Room
8'0 x 3'10 (2.44m x 1.17m)
Obscure double glazed window to side aspect, tiled floor with under floor heating, WC, wash hand basin with vanity unit under, walk in shower cubicle, extractor fan, part tiled walls, double radiator.

Landing
Double glazed window to front aspect, double radiator, coving, cupboard housing Worcester central heating boiler, access to loft space with pull down ladder, burglar alarm control box, doors to all first floor accommodation.

Bedroom 1
17'8 x 15'5 (5.38m x 4.70m)
Double glazed window to rear and side aspect, two double radiators, access to loft space with loft ladder, coving, picture rails, spot lighting.

Bedroom 2
14'7 x 12'7 (4.45m x 3.84m)
Double glazed window to front aspect, double radiator, coving, picture rail, door to -

En-Suite
9'4 x 7'1 (2.84m x 2.16m)
Obscure double glazed window to side aspect, oak flooring, white suite comprising panelled bath with shower head attachment, wash hand basin with vanity unit under, WC, coving, spot lighting, double radiator.

Bedroom 3
15'5 x 12'4 (4.70m x 3.76m)
Double glazed window to rear aspect, coving, picture rail, double radiator, door to -

En-Suite Shower Room
8'0 x 6'3 (2.44m x 1.91m)
Obscure double glazed window to side aspect, WC, wash hand basin, underfloor heating.

Bedroom 4
12'5 x 11'9 (3.78m x 3.58m)
Double glazed bay window to front aspect, double radiator, coving, picture rail.

Bedroom 5
12'5 x 9'10 (3.78m x 3.00m)
Double glazed window to side aspect, coving, picture rail, double radiator.

Shower Room
7'1 x 6'11 (2.16m x 2.11m)
Borrow light windows, WC, wash hand basin with vanity unit under, tiled splash backs, walk in shower cubicle with Triton shower, Triton body drier, double radiator, extractor fan, spot lighting.

Workshop/Studio
Velux windows, double glazed windows to front and rear aspects, double skin construction, providing water, electric and soil pipe, alarm system fitted.

Double Garage
2 Electric roller doors, double glazed windows to rear aspects, velux windows, power and light, personnel door to garden.

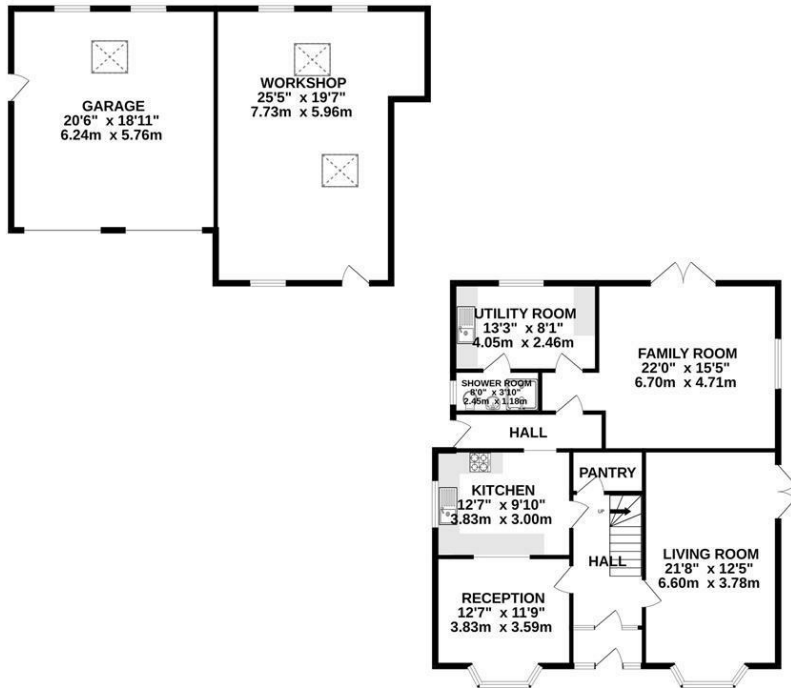
Garden
Approx 0.9 acre plot. Gate with light sensor and audible alarm, leading to driveway providing ample off street parking, mature well stocked shrub borders, laid to lawn with a variety of trees inc apple trees, plum, fig trees, gooseberry bushes, raspberries and compost area. secluded woodland area, covered side decked area with blinds, lighting outdoor socket, merlot grape vine. 2 greenhouses, vegetable plot, 2 outside taps, wood store.



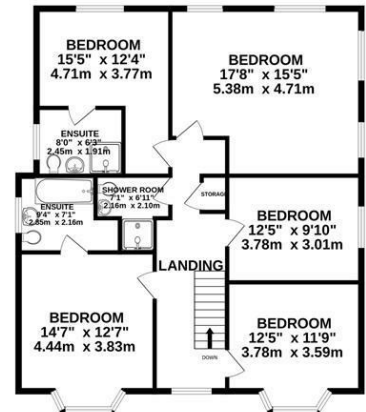
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1940 sq.ft. (180.2 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 3053 sq.ft. (283.6 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.
Made with Metropix ©2025

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