



**Down Road,
Bristol, BS36 1DG**

**PRICE: Offers Over
£800,000**

Property Features

- **Unique 5 Bedrooms & Two Bedroom Annex**
- **Large Open Plan Kitchen/ Diner/ Family Room**
- **Beautifully Presented**
- **Multi Generational Living**
- **Large Conservatory**
- **Popular Winterbourne Down**

Full Description

This exquisite seven-bedroom multi-generational home offers a unique blend of rustic charm and modern living. With spacious bedrooms, this property is perfect for large families or those seeking ample space for guests, teenagers or parents alike.

Entrance Porch

UPVC front door leading to porch which leads to an inviting entrance hall with understairs pull-out storage. Features herringbone-style wood flooring and a carpet runner on the stairs to the first floor. Includes a radiator and doors to the cloakroom, garage, lounge, and kitchen/family room.

Living Room

Featuring a double glazed window with a front aspect view, herringbone-style wood flooring, and a door leading through to the annexe, Cameron Cottage which can be fully locked or left open.

Kitchen/Family Room

This modern, open-plan kitchen boasts sleek, contemporary design with an array of high-gloss wall and base units with feature undercabinet lighting, complemented by pristine Arena stone quartz effect work surfaces and integrated appliances. The kitchen features a central island with a gas cooktop and pendant lighting overhead. Porcelain one and a half bowl sink, integrated oven and microwave above, integrated dishwasher. The bright and airy space seamlessly flows into the adjacent conservatory, enhancing the open-plan layout and providing an ideal setting for both everyday living and entertaining. There are pocket doors to the lounge which slide effortlessly away to open the space up even further.

Conservatory/ Dining Room

UPVC construction with double glazed glass roof and windows, providing a seamless connection to the outdoors. It includes French doors leading to the garden, underfloor heating, and a wall-mounted air conditioning unit. The conservatory is beautifully appointed with herringbone-style flooring and offers ample space for relaxation and entertainment, including a cozy seating area and a dining table, perfect for family gatherings.

Landing

With loft access with a pull-down ladder, light and power, and a solar panel control panel. The loft is insulated and boarded.

Principle Bedroom

A spacious bedroom with a double glazed window to the front elevation. Includes a radiator. Door leading to the en suite.

Ensuite

Features a low-level WC and wash hand basin. Tiled walls and floor with a shower cubicle and extractor fan. Includes a chrome-effect towel rail.

Bedroom 2

Double glazed window to the front elevation. Includes a radiator.

Bedroom 3

Double glazed window to the rear elevation. Includes a radiator.



Bedroom 4
Double glazed window to the rear elevation. Includes a radiator.

Bedroom 5
Double glazed window to the rear elevation. Includes a radiator and TV point.

Family Bathroom
A well-appointed bathroom with a double glazed window to the front elevation. Features a low-level WC and wash hand basin. Fully tiled walls, bath with mixer taps and shower over, extractor fan, and towel rail.

Rear Garden
A South Westerly facing landscaped garden offering patio area immediately adjoining with steps leading to artificial lawn with various fruit trees. Enclosed by boundary wall and fence. Shed to rear of garden with power.

Garage/Utility
With up and over door, light and power, wall mounted valent combination boiler. A range of wall and base units with stainless steel sink and mixer tap. Space for washing machine and dryer or additional freezer. Radiator.

Frontage
Fronted by boundary stone wall and laid to driveway offering space for multiple vehicles for both the main house and the annexe. Solar panels on both properties. Electric car charging points on both properties.

Cameron Cottage Annex

Annex Hallway
Double glazed obscure window to side, open to.

Annex Dining Room
Wooden floor, stairs to first floor landing and open to;

Annex Kitchen
A modern white high gloss kitchen offering both wall and floor units, work surface over and feature under cabinet lighting, gas hob and cooker hood above, electric oven, integrated fridge / freezer and dishwasher. Upstands and panelled splashback to hob. Cupboard housing wall mounted combination boiler. Open to;

Annex Sun Room
Double glazed windows and roof and door to garden. Wood floor.

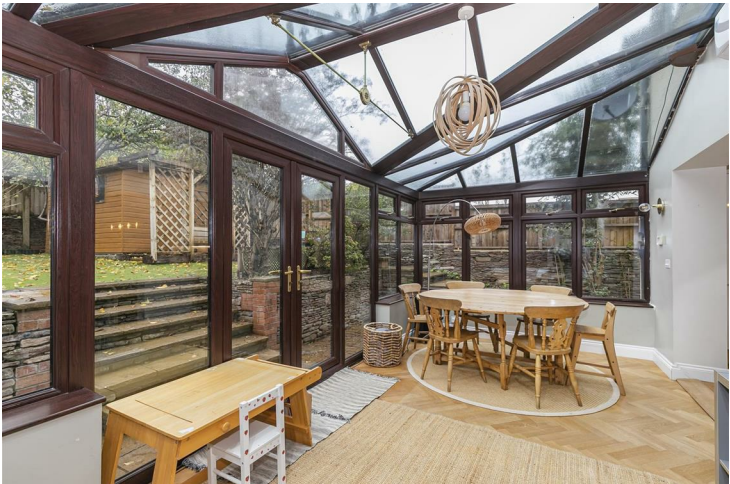
Annex Living Room
Double glazed windows to front and side. Wood effect laminate flooring and radiator.

Annex Landing
Providing loft access with pull-down ladder, light and power, a solar panel control panel. The loft is fully boarded and insulated.

Annex Principle Bedroom
A double bedroom with a double glazed window to the front elevation. Fitted wardrobes and radiator.

Annex Bedroom 2
Double glazed window to rear overlooking the garden, built in wardrobe and over stairs cupboard and radiator.

Annex Shower Room
A modern white three piece suite comprising, shower cubicle, WC, vanity wash hand basin, part tiled walls and floor.

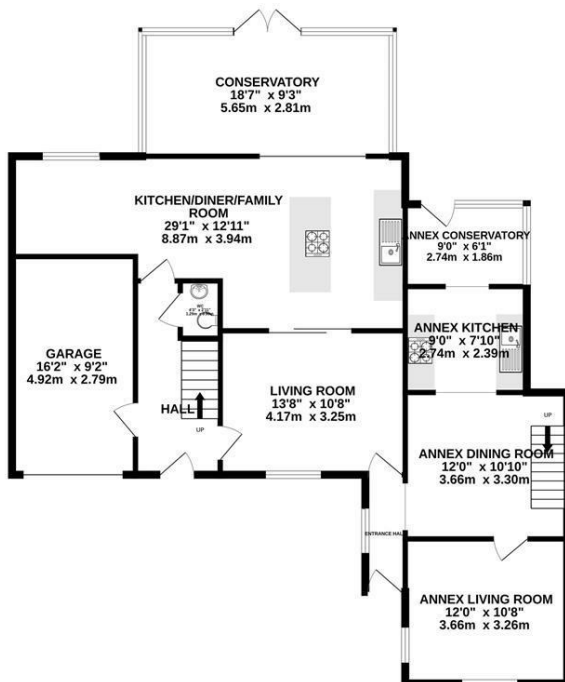


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

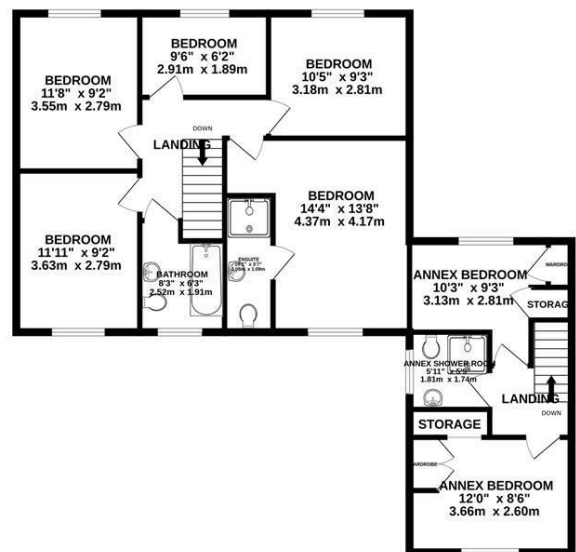
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2229 sq.ft. (207.1 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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