



**Champs Sur Marne,
Bristol, BS32 9BJ**

PRICE: £625,000

Property Features

- Executive Detached House
- 4 Double Bedrooms
- Living Room
- Separate Dining Room
- Conservatory
- Kitchen & Utility Room
- Master Bedroom with Ensuite
- Over Looking Bradley Stoke Nature Reserve
- Sought After Cul-De-Sac Location
- **MUST BE VIEWED**

Full Description

Situated near the end of this sought after cul-de-sac Champs Sur Marne, Bradley Stoke, Bristol, this delightful detached house offers a perfect blend of comfort and convenience. With its prime location overlooking the picturesque Bradley Stoke nature reserve, residents can enjoy serene views and the beauty of nature right at their doorstep.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. Whether you are hosting family gatherings or enjoying a quiet evening, these versatile areas cater to all your needs. The house features four double bedrooms, ensuring that there is plenty of room for family and guests alike. Each bedroom is designed to offer a peaceful retreat, making it easy to unwind after a long day.

With two modern bathrooms, morning routines and family life are made effortless. The thoughtful layout of the home enhances both functionality and comfort, making it an ideal choice for families or those seeking extra space.

Situated in a popular cul-de-sac, this property benefits from a friendly community atmosphere while still being conveniently close to local amenities. The surrounding area offers a variety of shops, schools, and recreational facilities, making it a desirable location for families and professionals.

In summary, this detached house in Bradley Stoke is a wonderful opportunity for those looking for a spacious family home in a tranquil setting. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



Entrance Hall

Cloakroom

Living Room

18'1" x 12'10" (5.53m x 3.92m)

Dining Room

15'1" x 8'4" (4.61m x 2.55m)

Conservatory

11'8" x 11'1" (3.56m x 3.40m)

Kitchen

11'0" x 10'7" (3.36m x 3.23m)

Utility Room

9'1" x 5'2" (2.79m x 1.58m)

Landing

Master Bedoom

13'6" x 12'10" (4.12m x 3.92m)

Built in Wardrobes



Ensuite Shower Room

Bedroom 2

11'6" x 10'9" (3.52m x 3.29m)

Built in Wardrobes



Bedroom 3

11'6" x 11'0" (3.52m x 3.36m)

Built in Wardrobes

Bedroom 4

11'8" x 11'0" (3.56m x 3.36m)

Family Bathroom

Garage

16'7" x 9'1" (5.07m x 2.79m)

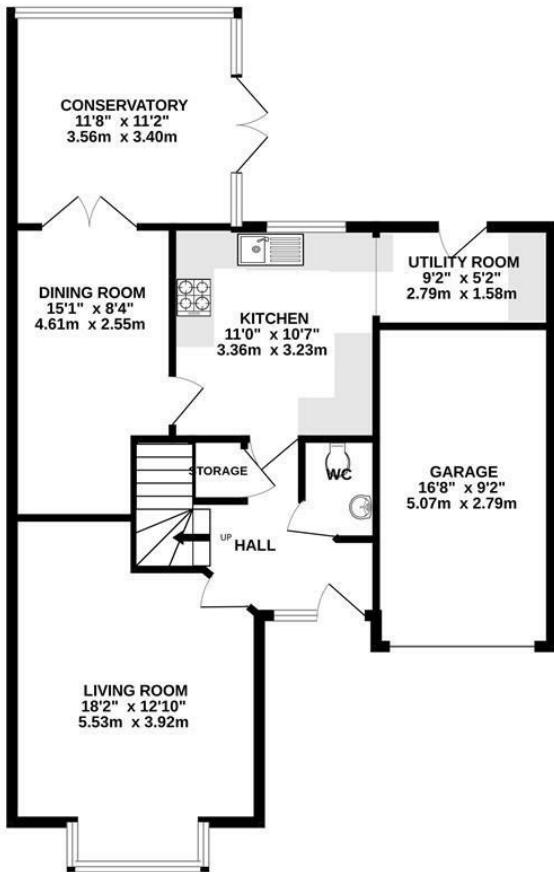


Off Street Parking

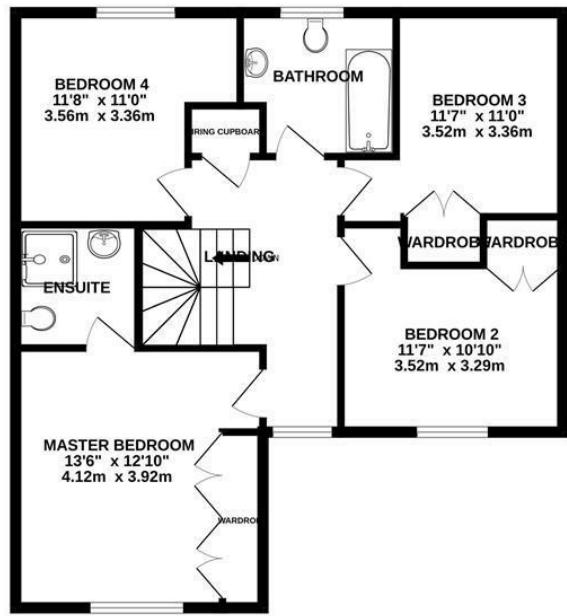
Rear Garden



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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	

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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