

## Church Road, Dundry

### Asking Price £585,000

- Four Bedroom, Three Story Family Home
- Period Features Throughout
- Characterful Kitchen / Dining Room
- Two Adjoining Reception Rooms
- Four Bedrooms and Potential Fifth Bedroom/Reception Room
- Private Enclosed Rear Garden
- Gated Off Street Parking

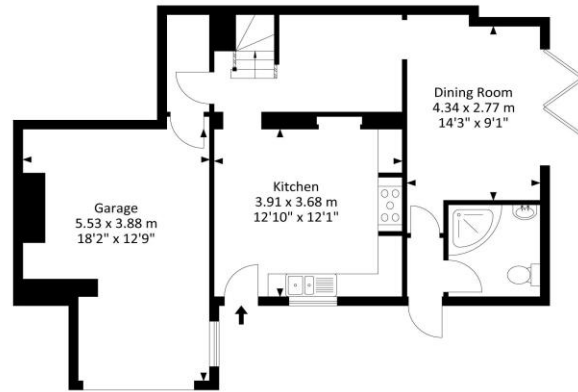
#### SUMMARY

Nestled in the heart of the village, this charming four-bedroom family home dates back to the 1800s and has been lovingly maintained by the current owners. Rich in character, the property features sash windows, exposed brickwork, period fireplaces, and even a staircase believed to originate from the 1600s. The ground floor welcomes you into a characterful kitchen/dining room, complete with a range of wall and base units and space for a six-ring range cooker, washing machine, and dishwasher. Exposed brick details add to the charm, and a door leads directly to the rear garden. Adjoining the kitchen is a useful utility/storage room. Additionally, there is a versatile reception room with bi-fold doors opening to the patio, along with a family bathroom fitted with an electric shower, sink, and W/C. This space could easily serve as a fifth bedroom or home office if desired. On the first floor, you'll find two beautifully presented, adjoining reception rooms, each boasting feature fireplaces and floorboards, along with a fourth bedroom currently used as a study. The top floor comprises three spacious double bedrooms, two with built-in wardrobes, and a family bathroom featuring a bathtub with mains-fed shower, W/C, and sink. Outside, the enclosed rear garden offers privacy, mostly laid to lawn with a patio and courtyard area ideal for al fresco dining. The property also benefits from a private driveway with space for multiple vehicles and an integral single garage.



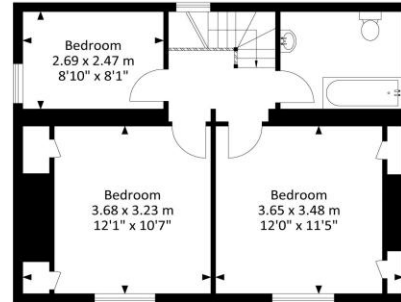
## Church Road, Dundry BS41 8LG

Approx. Gross Internal Area  
1746.80 Sq.Ft - 162.30 Sq.M  
(Total Area Includes Garage)

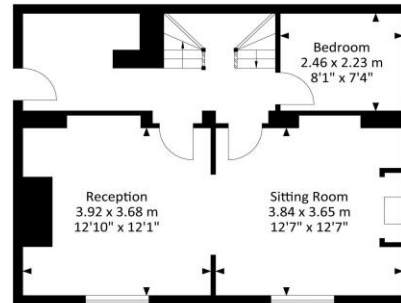


Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.



Second Floor



First Floor



**Tenure**  
Freehold

**EPC Rating**  
D

**Council Tax Band**  
E

**Services Mains Gas, Electric and Water**

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

