



DEAN HOUSE
CLANAGE ROAD
BRISTOL

DEAN HOUSE, CLANAGE ROAD, BOWER ASHTON, BRISTOL, BS3 2JX

LOCATION

A MOST ATTRACTIVE DETACHED EDWARDIAN FAMILY HOUSE SET IN BEAUTIFULLY PRESENTED GARDENS OF APPROXIMATELY HALF AN ACRE. THE WELL PRESENTED ACCOMMODATION BOASTS BEAUTIFUL PROPORTIONS, AND OFFERS ANY DISCERNING BUYERS THE OPPORTUNITY OF A WONDERFUL FAMILY HOME WITH AN IN AND OUT DRIVEWAY, GARAGING, AND OUTBUILDINGS.

Dean House is a spacious family home with large double glazed sash windows throughout allowing natural light to flood the well presented accommodation. A large entrance hallway with stairs ascending to the first floor offers access to the two sitting rooms, the dining room, the kitchen/breakfast room, the study and a downstairs cloakroom. The sitting rooms are connected via double doors affording the ability to create one large room. The dining room is a comfortable size with access to the beautiful gardens. As one would expect, the fitted kitchen is very well appointed, is dressed with pencil edged granite worktops and has fully tiled splashbacks. Through the kitchen is a utility room with access to the garden as well as a walk in larder cupboard. The office overlooks the driveway, and offers an excellent opportunity for someone to work from home.

Upstairs there is a generous landing which affords good useable space, and offers access to the five double bedrooms, and the family bathroom. The master bedroom is dual aspect boasting lovely views across the beautiful gardens, and enjoys a large ensuite bathroom with freestanding bath and large shower cubicle. The remaining bedrooms provide ample room for double beds as well as appropriate bedroom furniture.

Undoubtedly, one of the most salient aspects of this fantastic family home are the beautifully tended gardens, that surround the property creating informal areas with mature fruit trees and a wealth of mature plants and shrubs, leading to an area defined by well manicured box hedging, which leads onto the principal area that is mainly laid to lawn, which benefits from a wealth of trees and shrubs, as well as South West facing formal patio areas and two delightful ponds.

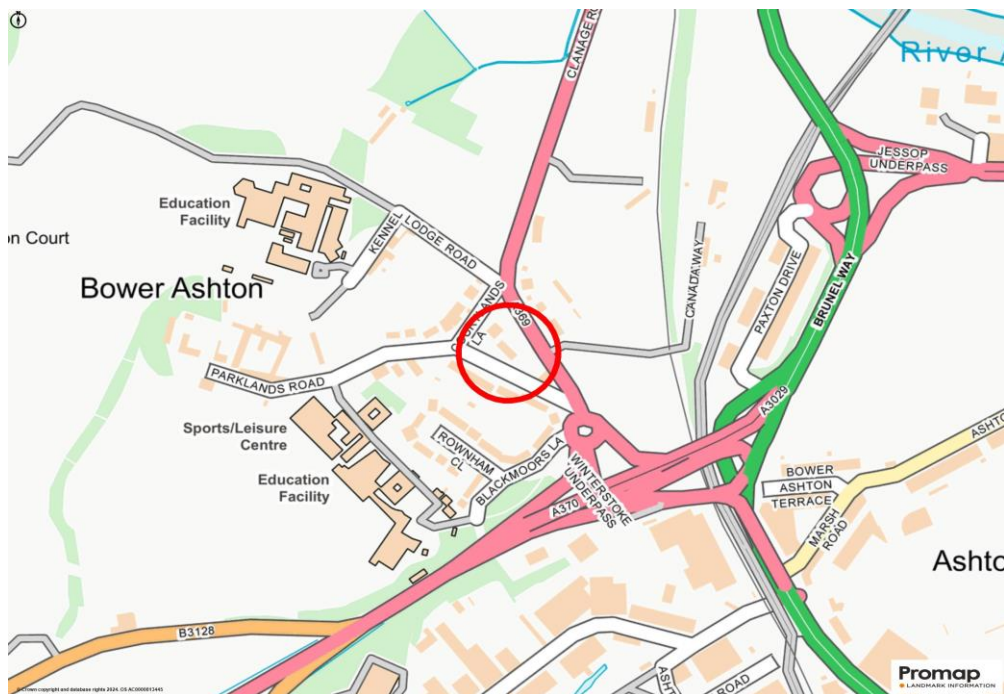
The in and out driveway leads to a substantial area of hard standing affording parking for numerous vehicles, and giving access to a tandem garage with power and light. Of significant note is an outbuilding with road frontage that has had various uses historically. This offers the potential, subject to gaining any planning permissions, for a variety of uses to add to this already impressive opportunity for a family home.

Dean House is situated in a fabulous location offering excellent facilities for the active family. The expanse of the neighbouring Ashton Court Estate boasts fabulous walking and cycling, as well as a pitch and putt golf course. Locally there are many sports clubs who enjoy excellent junior sections, and of course the convenient access to Ashton Gate will enable enthusiasts to enjoy The Bristol Bears and Bristol City Football Club.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers great access to the A370, which has a direct link to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Freehold

EPC – D (57) with potential of C (77)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: F (£3,553.80 for 2023/24)

BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps

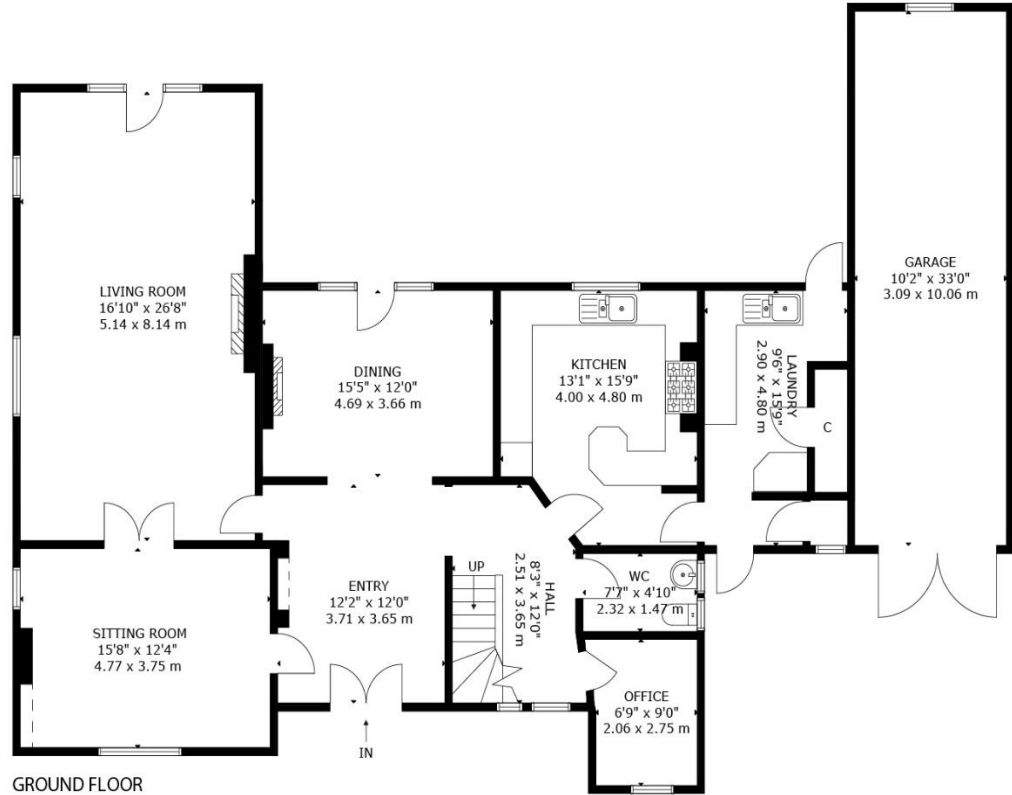
MOBILE PHONE COVERAGE: Data and voice “Likely” available for 02, EE, Three and Vodafone

NB – Vendor note – Mobile phones seem to work perfectly well with voice and data.

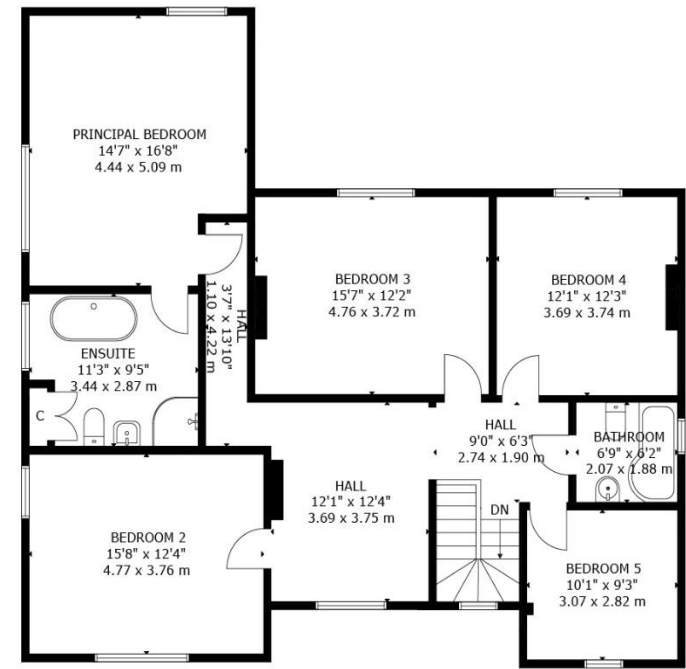
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

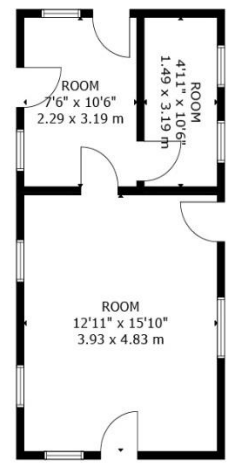
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GROUND FLOOR



FIRST FLOOR



HISTORIC SCOUT HUT WOODEN OUTBUILDING

DEAN HOUSE, CLANAGE ROAD, BRISTOL, BS3 2JX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,867 SQ FT / 267 SQ M
GARAGE 343 SQ FT / 32 SQ M, WOODEN OUTBUILDING 346 SQ FT / 32 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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