



Wychwood Garth The Glen, Bristol, BS31 3JR

£1,350,000

Nestled in the sought-after private no-through road of The Glen in Saltford, Bristol, this impressive executive style detached house is a rare find. Boasting 4/5 bedrooms, this individually designed property offers flexible living spaces and is meticulously maintained to the highest standards.

The property greets you with an open plan high-spec kitchen/dining room, multiple reception rooms, 2 bedrooms with en suite facilities, along with a family bathroom and shower room. With double glazing, gas central heating with Hive heating system, and a double garage with electric door, comfort and convenience are at the forefront. Outside, the beautifully landscaped gardens provide a serene escape with private outdoor entertaining spaces, perfect for hosting gatherings or simply relaxing.

Situated close to Saltford Golf Club and picturesque countryside walks, this property offers a blend of tranquility and accessibility. Saltford village itself is a highly desirable location with local shops, bus services, charming waterside pubs, and the popular Bath to Bristol Cycle Track. For those commuting, easy access to Bath and Bristol is a breeze, with the M4 motorway and Keynsham station just a short distance away. Additionally, Bristol International Airport is within a 30-minute drive, adding to the property's convenience.

Don't miss this opportunity to own a stunning home in a prime location that offers the best of both worlds - a peaceful retreat with quick access to the vibrant cities of Bath and Bristol.

Entrance via Horman front door with double glazed side panels into

Lower Hallway



Access to undercroft storage via a small door, storage cupboard with light and hanging space, contemporary radiator, stairs to first floor, door to

Utility Room

Double glazed door and window to side aspect, Amtico flooring, inset spots, radiator, a range of wall and floor units with Quartz worksurfaces and splashbacks, stainless steel sink with chrome mixer tap over, space for white goods including washing machine and tumble drier, storage cupboard housing Worcester gas boiler.

Upper Ground Floor

Double glazed window to front aspect, wall mounted radiator, doors to

Family Bathroom

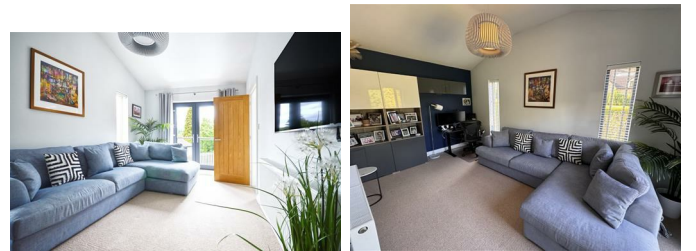
9'11" x 5'10" (3.03 x 1.80)



Obscured double glazed window to side aspect, tiled flooring, part tiled walls, contemporary suite comprising low level w/c, wall mounted wash hand basin with storage drawer beneath and chrome Roper Rhodes mixer tap over, 2 wall mounted radiators, panelled bath with part hinged glazed shower screen and Roper Rhodes rainfall shower over, downlighters, extractor.

Office/Bedroom Five

16'4" x 9'5" (4.98 x 2.88)



Double glazed windows to front aspect, Juliette balcony with double doors to front aspect, double radiator.

Second Landing



Decorative coving, light tunnel, wall mounted radiator, doors to

Kitchen/Breakfast Room

27'2" x 12'2" (8.29 x 3.73)



Double glazed windows to front, and side aspects, pedestrian door giving access to rear terrace and garden, a beautiful modern recently fitted kitchen with a range of wall and floor units with soft close drawers, Quartz worksurfaces and splashbacks with contemporary lighting, 5 ring AEG wireless induction hob and AEG extractor fan over, integrated Bosch dishwasher, slimline wine cooler, central island with integrated freezer with storage cupboards, space for bar stools, 2 x Neff ovens with grills, full sized integrated fridge freezer, inset spots, Amtico flooring, wall mounted radiator, low level double contemporary radiator, double doors to

Sitting Room

19'10" x 15'4" (6.06 x 4.69)



A lovely light and airy room with window to side

aspect, dual slide patio doors with electric remote sun blinds to rear patio and garden enjoying stunning views, 2 double radiators, coving, contemporary gas fire.

Dining Room

11'4" x 9'6" (3.47 x 2.92)



Accessed via 2 glazed doors, double glazed bi folding doors to rear aspect giving access to patio, wall mounted radiator, decorative coving, Amtico flooring, doors to

Inner Hallway

Access to loft space, inset spots, light tunnel, decorative coving, doors to

Shower Room



Obscured double glazed window to front aspect, suite comprising concealed cistern w/c, wash hand basin with Roper Rhodes chrome mixer taps over and storage beneath, shower cubicle with grey composite boards and hinged glazed door with mains Roper Rhodes rainfall shower over, tiled flooring, tiled walls, chrome heated towel rail, inset spots, extractor.

Walk-through Dressing Room



Radiator, inset spots, a range of fitted sliding wardrobes with shelving and drawers and hanging rail, access into

Master Bedroom

14'9" x 13'2" (4.50 x 4.03)



Sliding double glazed doors giving access to the patio and rear garden, double glazed window to rear aspect, double radiator, door to dressing room, door to

En Suite Shower Room

9'2" x 8'2" (2.80 x 2.50)



Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, his and hers

contemporary wash basins with Roper Rhodes mixer taps over and storage beneath, panelled bath, wet room style open ended shower with fixed glazed shower screen and Roper Rhodes rainfall shower with separate shower attachment over and controls, electric heated towel rail, wall mounted radiator, Roper Rhodes fitted vanity mirror with demister pad and light, fully tiled, modern downlights, inset spots, extractor.

Dressing Room

9'2" x 6'1" (2.80 x 1.87)

A range of fitted open fronted storage cupboards with pull out drawers, shelving and hanging space, built in lighting.

Bedroom Two

16'9" x 11'4" (5.12 x 3.47)



Double glazed window to side aspect, double radiator, door to

En Suite Shower Room

Suite comprising low level w/c, wash hand basin with Roper Rhodes mixer tap over and storage beneath, Roper Rhodes vanity mirror with light and demister pad, large walk in shower cubicle with sliding glazed door with contemporary tiling, overhead Roper Rhodes rainfall shower and separate shower attachment and control panel, fully tiled, wood tile effect flooring, inset spots.

Bedroom Three

11'5" x 11'0" (3.49 x 3.37)



Double glazed window to front aspect, single radiator, a range of built in storage cupboards with hanging rail and shelving, coving.

Bedroom Four

11'1" x 9'11" (3.38 x 3.03)



Double glazed window to side aspect, double radiator, coving.

Outside



The driveway is approached via electric double gates with video intercom and lighting, the driveway provides ample off street parking for a number of vehicles and access to the double garage, there is also an EV charging point. . The remainder is laid mainly to lawn with established trees and shrubs, steps lead up to the front door. There is access to the rear of the property on both sides. The side of the property has a

good expanse of lawn area with borders containing plants and shrubs with semi mature trees providing privacy. The rear garden is a huge benefit to this property with a good amount of privacy and is an ideal space for entertaining with a number of different areas for dining and gathering. There is a terrace to the side with a glass balustrade. Steps lead to the remainder of the rear garden which is laid mainly to lawn with evergreen hedging on both sides with a further area of composite decking providing further space for al fresco dining enjoying the late evening sun. A border contains plants and shrubs.

Double Garage

Horman electric garage door, power and light is connected.

Agent Note

An extension was built in 2022 to incorporate the Master Suite.

There is an undercroft spanning the entire front of the house (an ideal area for further storage)

Worcester Bosch combination boiler with Hive heating system.

Directions

Sat Nav BS31 3JR

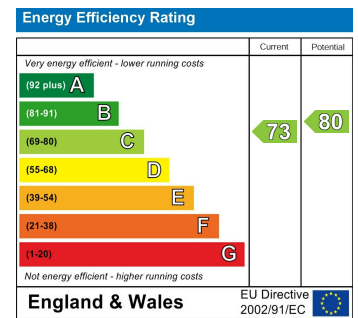
Floor Plan



Area Map



Energy Efficiency Graph



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