



Kingsweston

Guide Price £375,000

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8 The Mews Napier Miles House, Napier Miles Road, Kingsweston, Bristol, BS11 0UT

- 2 Double Bedrooms
- Listed Mews House
- Beautiful Character Building
- Close to Blaise Estate and Kingsweston House
- Secure Off Street Parking
- Level Rear Garden with a Woodland Backdrop

A charming, listed mews house located close to Kingsweston House and the Blaise Estate. This characterful property offers open-plan living on the ground floor, two double bedrooms, a family bathroom, a level rear garden with a woodland backdrop, and the added benefit of gated parking.

Entry is via the front of the house into a welcoming entrance hall, which provides access to the open-plan living space, a downstairs WC, the stairwell to the first floor, and a useful under-stairs cupboard. The spacious ground floor layout offers a flexible kitchen/living/dining area. The kitchen features a range of wall and base units, a worktop with stand, electric hob and stainless steel extractor, electric oven, sink, integrated fridge/freezer, and under-cabinet lighting. A central island doubles as a breakfast bar, ideal for casual dining. Engineered oak flooring runs throughout the ground floor, enhancing the sense of continuity and style. The living and dining area is neutrally decorated and can be arranged to suit individual needs, with two sets of French doors opening onto the rear garden, creating a bright and airy atmosphere and a seamless indoor-outdoor flow. Wall lighting adds a soft, ambient touch, making this an inviting space to relax or entertain.





Upstairs, the landing leads to two well-proportioned double bedrooms, the family bathroom, and a beautiful ornate window that floods the space with natural light. Bedroom 1, located at the rear, overlooks the garden and the woodland beyond. It is a generously sized double, carpeted and neutrally decorated, with a built-in wardrobe. Bedroom 2 is situated at the front and features a distinctive semicircular window. Also carpeted and neutrally finished, it includes access to the loft via a hatch. The bathroom, positioned at the rear, is well-proportioned and comprises a separate shower cubicle, bath, low-level WC, wash hand basin, Travertine tiles, heated towel rail, a generous storage cupboard and a window for natural ventilation and light.

Outside, the property is approached via a secure gated entrance, offering both a sense of privacy and security. The attractive stone façade and characterful architecture create a striking first impression. To the rear, the courtyard provides allocated parking.

The rear garden is level and predominantly laid to lawn, with a patio area ideal for outdoor seating or dining. Facing north-east, the garden benefits from a peaceful woodland backdrop and features outside lighting, power, and secure side access.

Important Information:

The property is leasehold with the remainder of a 150 year lease created in 2015. Therefore, there is approximately 139 years remaining.

We understand that the nine residents own the freehold via their residents management company.

Council Tax Band B.

There is a monthly service charge of £74.70 (£896.40 annually).

No dogs are permitted and the property is not able to be an air b'n'b.



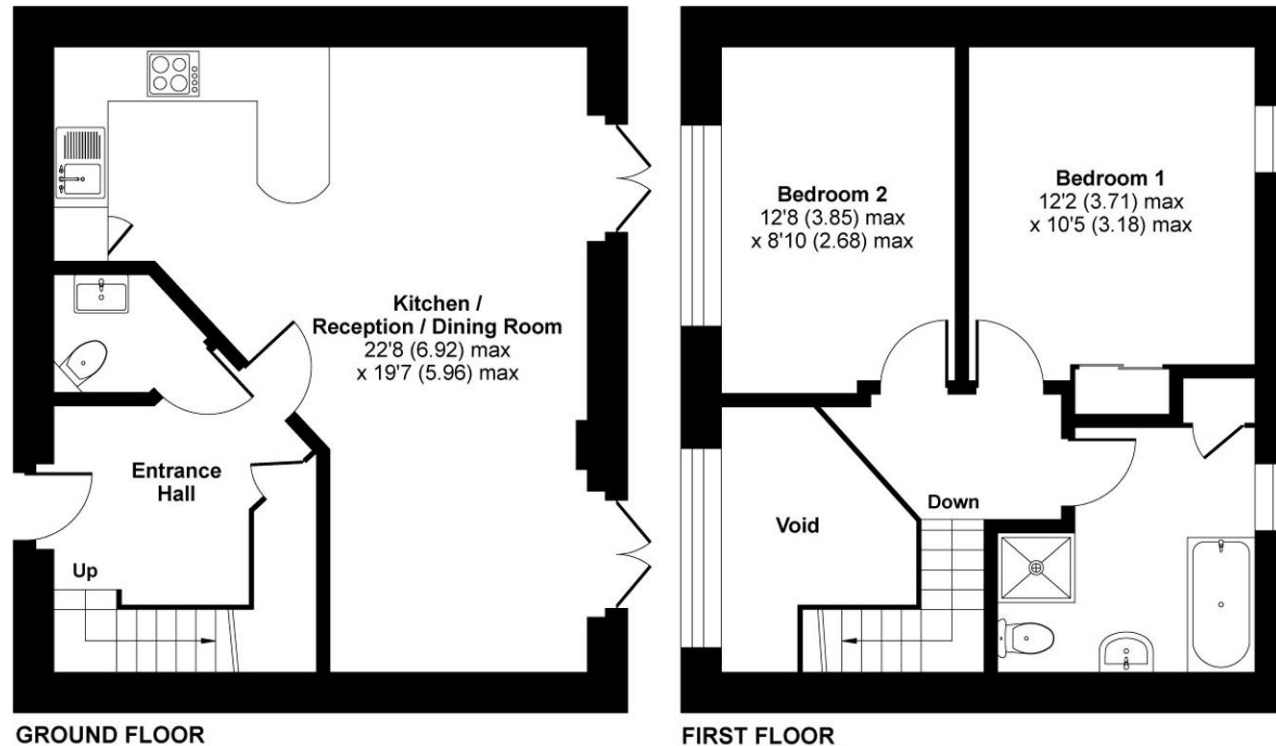
Energy Performance Certificate
Rating C



Napier Miles Road, Kingsweston, Bristol, BS11

Approximate Area = 833 sq ft / 77.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1348959

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