



Sunny Acres Woollard Lane, Bristol, BS14 0QT

£1,300,000

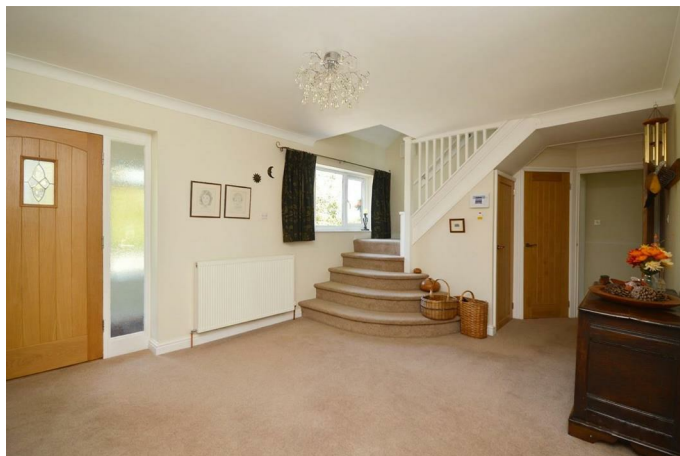
This immaculate five-bedroom detached house plus a one bedroom Annexe is offered for sale on the outskirts of Bristol, enjoying a peaceful setting with generous south-westerly grounds of around 1.25 acres. Approached via a drive-in, drive-out driveway with extensive parking for at least ten vehicles, the property is well suited to families seeking substantial accommodation and outdoor space. Perfect for multi generational living.

The ground floor features a handmade bespoke wood kitchen/dining/family room with kitchen island, granite worktops, breakfast area and utility room, opening via bi-fold doors to a large patio and extensive lawn with mature trees, woodland area and swimming pool. A separate formal sitting room benefits from large windows, garden views and a feature wood-burning stove plus access to the Conservatory. Three double bedrooms and a ground floor bathroom complete this level.

Upstairs, the principal suite offers a balcony overlooking the grounds, dressing room and en-suite. A further large double bedroom with en-suite is complemented by an interconnecting study/sitting room. An

Reception Hall

17'6" x 11'9" (5.34 x 3.59)



Boiler Room

Bedroom Three

13'10" x 13'6" (4.22 x 4.13)



Kitchen / Diner / Family Room

26'1" x 23'5" (7.96 x 7.15)



Sitting Room

26'10" x 22'8" (8.19 x 6.93)



Bedroom Four

17'3" x 8'6" (5.27 x 2.61)



Conservatory

13'8" x 13'5" (4.17 x 4.11)



Bedroom Five

11'1" x 8'6" (3.40 x 2.60)



Utility Room

26'11" x 6'2" (8.22 x 1.88)

Ground Floor Bathroom
10'4" x 7'10" (3.15 x 2.39)



En-Suite
12'11" x 10'10" (3.95 x 3.31)



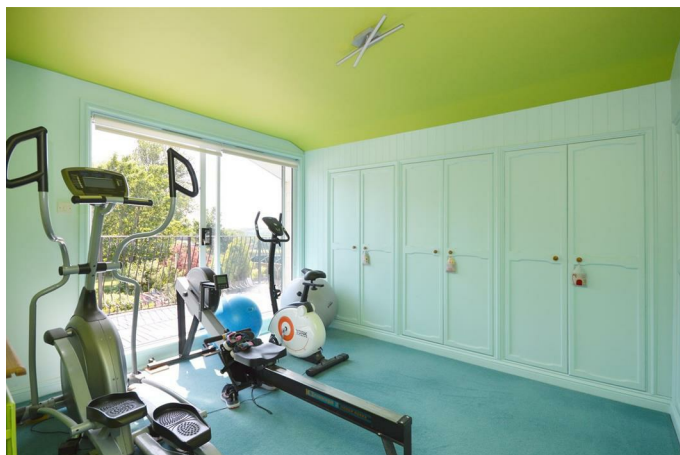
Principle Suite
24'11" x 13'10" (7.61 x 4.22)



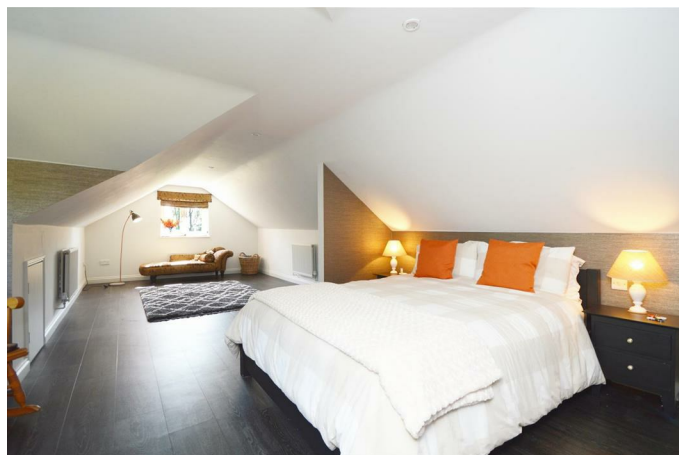
Balcony



Dressing Room
13'9" x 10'7" (4.20 x 3.25)



Bedroom Two / Dormitory
32'5" x 11'3" (9.90 x 3.44)



En-Suite

10'11" x 10'10" (3.33 x 3.31)



Annexe Kitchen

13'7" x 10'7" (4.15 x 3.25)



Study / Sitting Room

11'8" x 10'9" (3.58 x 3.28)



Annexe Bedroom

12'6" x 12'0" (3.83 x 3.67)



Interconnecting Annexe

Annexe Lounge

11'10" x 11'3" (3.62 x 3.45)



Annexe Shower Room

9'1" x 7'3" (2.78 x 2.22)



Swimming Pool

Pump Room

Front



Rear



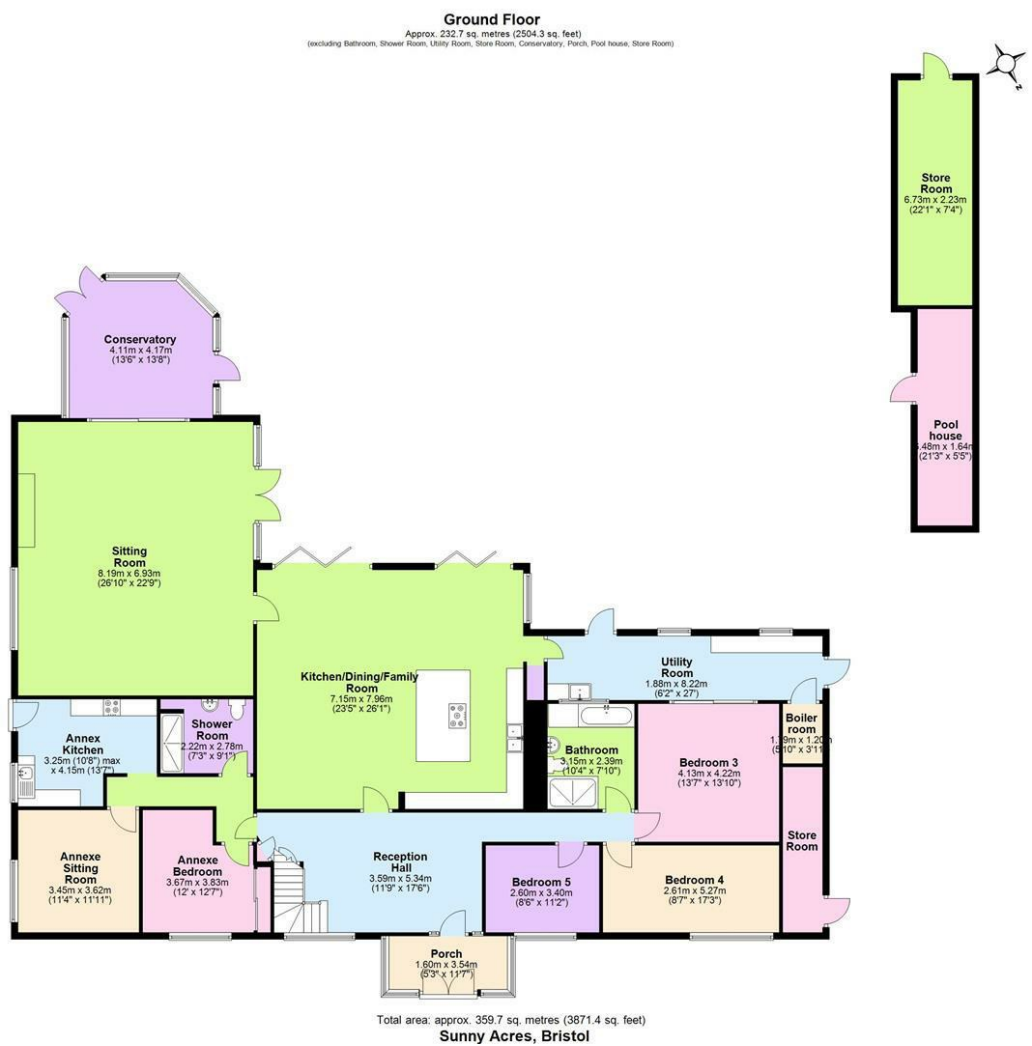
Grounds



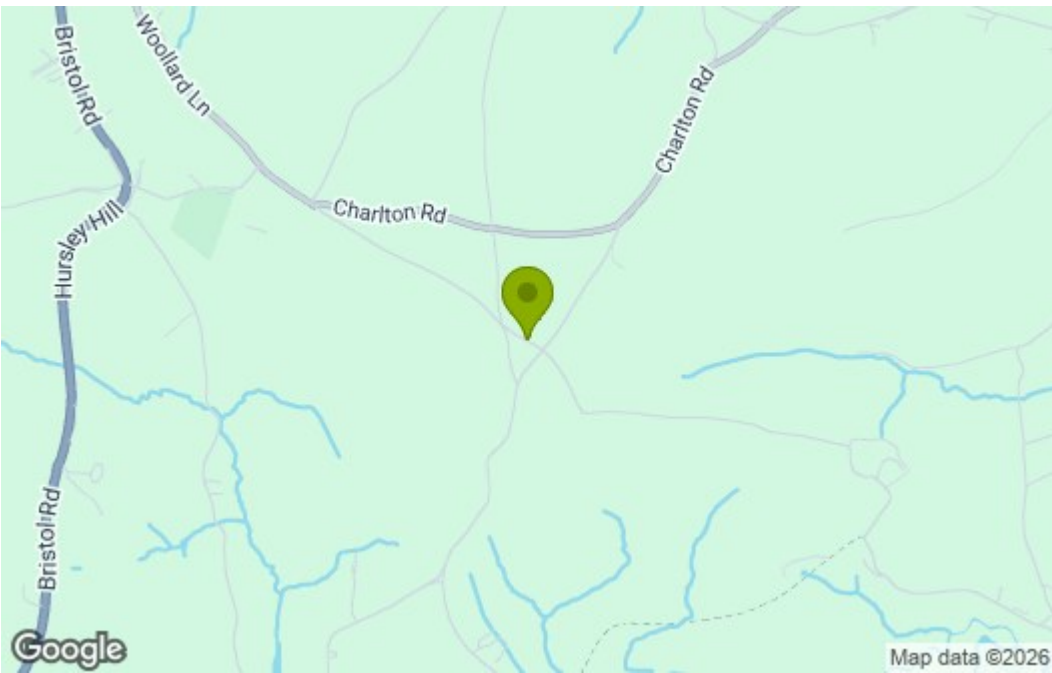
Ariel Images



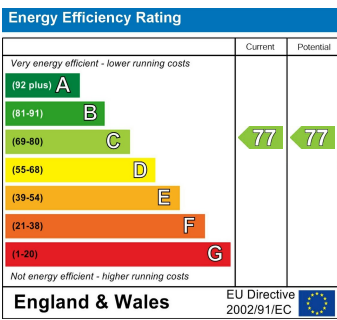
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.