

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

7 Uplands Road, Saltford, Bristol, BS31 3JQ



£1,250,000

An exceptional five bedroom detached home with stunning panoramic views across the hills and towards Saltford Marina. Beautifully presented throughout, featuring spacious reception rooms, a superb kitchen, family bathroom and two ensuite bedrooms. Set within magnificent landscaped gardens with mature planting, lawn and a peaceful seating area to enjoy the scenery.

- Stunning family home in a sought after location
- Beautiful family garden with outstanding views of the hill and marina
- Horseshoe driveway
- Bedroom with a balcony to benefit from the views
- Five well proportioned bedrooms
- Family bathroom and two ensembles
- Impressive garage with a workshop
- Owned solar panels and battery storage
- High performance triple glazed windows
- A rare opportunity to buy a home in this location



7 Uplands Road, Saltford, Bristol, BS31 3JQ

This exceptional five bedroom detached home offers an outstanding blend of space, elegance and breath taking surroundings, creating a truly special family residence in a highly desirable setting. Rarely does a property of this calibre come to the market.

The welcoming entrance hallway immediately sets the tone, featuring a useful coats cupboard and cloakroom, while providing access to the beautifully arranged accommodation throughout. At the heart of the home is a spacious kitchen complete with a centre island, ideal for both everyday family living, seamlessly leading through to a practical utility room.

The property further benefits from a generous dining/reception room, a formal sitting room, and a separate office/craft room, offering excellent flexibility for modern lifestyles.

Upstairs, there are five well proportioned bedrooms, including two with ensuite, alongside a stylish family bathroom serving the remaining bedrooms.

Externally, the property is equally impressive. To the front, a horseshoe driveway provides ample parking and an attractive approach to the home. The stunning rear garden is a true highlight, beautifully landscaped with mature plants, shrubs and trees surrounding a large lawn. A charming seating area at the bottom of the garden offers the perfect place to relax and take in the outstanding far reaching views across the hills and down towards the Saltford Marina below.

Combining spacious accommodation, beautiful gardens and spectacular views, this is a rare opportunity to acquire a remarkable home in an enviable location.

Perfectly positioned in the sought after village of Saltford, the property enjoys the best of both worlds, a peaceful semi rural setting whilst remaining conveniently located between the vibrant cities of Bristol and Bath. Saltford is highly regarded for its scenic riverside walks, community atmosphere, excellent local amenities and superb transport links, making it an ideal location for families and professionals alike.

ENTRANCE HALLWAY

Entrance via a wooden front door with glazed panel, flanked by triple glazed windows to either side, opening into a welcoming entrance hall with tiled flooring and ceiling light. The hall benefits from a coats cupboard with automatic lighting, together with an additional storage cupboard opposite. A stained-glass door leads through to the inner hallway, where attractive wooden flooring, traditional picture rails and wall lights create a charming period feel. A staircase rises to the first floor.

CLOAKROOM

Frosted triple glazed window. Fitted with a vanity wash hand basin with mixer tap and a closed coupled WC with contrasting black tops. Tiled splashback and wall mirror. Tiled flooring flows through from the hallway. Contemporary feature of three vertical frosted glass blocks to the staircase area. Chrome heated towel rail and extractor fan.

SITTING ROOM 6.26 x 4.40 max (20'6" x 14'5" max)

Traditional wooden door with picture rails adding character and charm. A triple glazed window to the side aspect and bi-fold doors to the rear provide stunning views over the garden and beyond. The room benefits from two radiators and a characterful fireplace incorporating a wood-burning stove with a grey slate style hearth, wooden mantel and shelving to either side. A wonderful spacious family sitting room.

DINING ROOM / RECEPTION ROOM 7.87 x 3.95 (25'9" x 12'11")

A very spacious and flexible room, currently utilised as a dining room with a generous light and airy seating area to the rear. The property retains a number of attractive traditional features including a dresser with display cabinet and storage below, picture rails and a feature fireplace. The two areas are separated by an archway, creating distinct yet connected spaces. To the rear, triple glazed windows enjoy delightful views over the garden and beyond, while triple glazed French doors to the side provide direct access to the garden. The room is further complemented by a modern vertical radiator and wooden flooring throughout.

OFFICE 3.85 x 3.26 (12'7" x 10'8")

Triple glazed windows to the front and rear aspects provide plenty of natural light. A traditional wooden stained glass door opens into the room, complemented by attractive wooden flooring.

KITCHEN 4.97 x 3.72 (16'3" x 12'2")

A very well presented kitchen fitted with a range of wood fronted wall and base units comprising cupboards and drawers with black laminate worktops and an inset stainless steel sink with mixer tap. Tiled splashbacks run above the work surfaces. There is a range style gas / electric cooker with a built-in range style cooker hood above, together with space for an American style fridge/freezer. A built-in wine fridge and dishwasher are also included. The central island provides additional practical workspace with a black marble worktop and a variety of storage options beneath. The room is completed by a vertical radiator, tiled flooring and two triple-glazed window to the front aspect.

UTILITY ROOM 4.82 x 1.64 (15'9" x 5'4")

A couple of steps down lead to the utility room, featuring quarry tiled flooring and a roof light providing natural light. To one side of the room is a selection of green-fronted wall and base units with black laminate worktops over, together with a one and a half bowl stainless steel sink with mixer tap and mosaic tiled splashback. The room also benefits from a vertical radiator and three wall lights. Space is provided for a washing machine and tumble dryer, while a door leads through to the garage.

LANDING

A charming double aspect room with corner windows allowing for an abundance of natural light. Further features include loft access and traditional picture rails.

BEDROOM 4.10 x 4.07 (13'5" x 13'4")

Triple glazed window to the side aspect. Fitted with built-in wardrobes featuring sliding doors. Triple glazed French doors open onto a balcony with metal railings, enjoying stunning far reaching views.

ENSUITE 3.17 x 2.04 (10'4" x 6'8")

Triple glazed windows to the side aspect. Fitted with a jacuzzi bath with personal shower attachment, together with a separate corner shower featuring sliding glass doors and a thermostatic shower. Vanity wash hand basin with mixer tap and an enclosed coupled WC with black marble tops. Additional features include a shaver point, part tiled walls, ceiling spotlights and a chrome heated towel rail.

BEDROOM 3.97 x 3.69 (13'0" x 12'1")

A triple glazed window spanning a large proportion of the rear wall enjoys stunning views towards the hills in the distance. Further features include traditional picture rails and a radiator.

BEDROOM 3.36 x 2.89 (11'0" x 9'5")

Triple glazed window. Fitted with built-in mirrored wardrobes. Further features include a radiator and traditional picture rails.

BEDROOM 4.64 x 2.54 (15'2" x 8'3")

Triple glazed window to the rear aspect together with a roof light providing additional natural light. Further benefits include a radiator.

GUEST BEDROOM 3.75 x 3.23 (12'3" x 10'7")

Triple glazed window to the front aspect together with a roof light window providing additional natural light. Radiator.

ENSUITE 2.14 x 1.44 (7'0" x 4'8")

Triple glazed window. Fitted with a vanity wash hand basin with integrated enclosed coupled WC, part tiled walls and tiled flooring. Further features include a shower with sliding glass door and thermostatic shower, chrome heated towel rail, ceiling spotlights, extractor fan and shaver point.

FAMILY BATHROOM 3.03 x 2.73 (9'11" x 8'11")

A generous family bathroom fitted with a panelled bath with personal shower attachment, together with a separate corner shower featuring sliding glass doors and a thermostatic shower. The suite also comprises an enclosed coupled WC and a wall hung wash hand basin with mixer tap. Further features include part tiled walls, tiled flooring, a heated towel rail, shaver point and ceiling spotlights. An airing cupboard houses the boiler and pressurised hot water tank, together with useful shelving.

GARAGE / WORKSHOP 13.15 x 2.67 ext 4.14 (43'1" x 8'9" ext 13'6")

A substantial garage with an up and over door to the front, together with a personal door to the rear garden and a window. Power and lighting are supplied, and there is useful loft storage space above. Ideal for secure off road parking whilst still providing ample workshop space.

FRONT OF PROPERTY

To the front of the property there is a dwarf wall and hedging to the boundaries, together with a horseshoe driveway. Well maintained flower beds create an attractive and welcoming approach to the property.

REAR GARDEN

A real treat is on offer with this wonderful garden, ideal for family enjoyment, whilst the breathtaking views towards the hills and down to the marina create a truly special setting.

The garden features a large lawned area with impressive mature flower borders, well stocked with an abundance of established plants, shrubs and trees and for the gardener there is a large greenhouse with power. Side access leads to a useful wood store, whilst at the foot of the garden there is a paved seating area with pergola over, perfect for al fresco dining or simply relaxing and taking in the stunning views.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Service. All mains services connected
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
Broadband Ultrafast 1000 mps source Ofcom

