

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

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

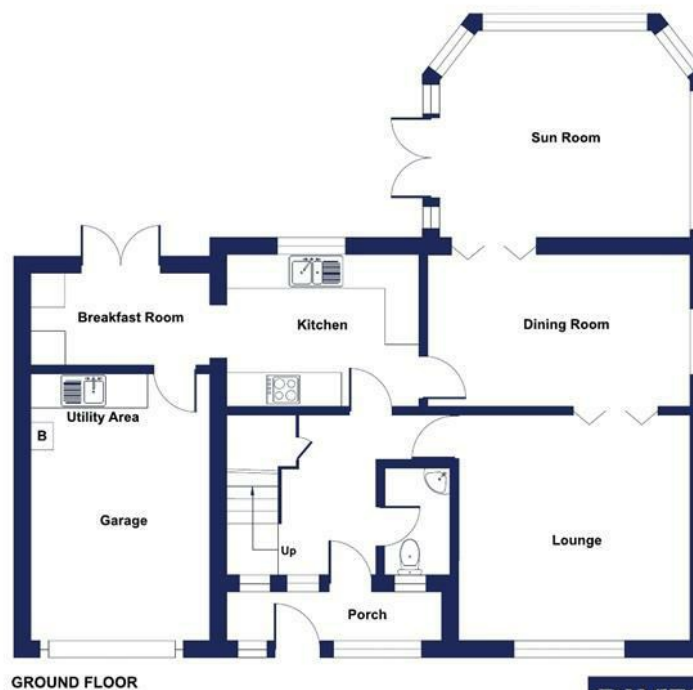
## The Meadows, Hanham, Bristol, BS15

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1546 sq ft / 143.6 sq m

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 2026. Produced for Davies & Way. REF: 1463134



92 The Meadows, Hanham, Bristol, BS15 3PB



Guide Price £600,000

An excellent example of a spacious four bedroom detached home that sits within spacious gardens.

- Detached ▪ Lounge ▪ Dining room ▪ Sun room ▪ Kitchen/Breakfast room ▪ WC ▪ Four bedrooms ▪ Family bathroom ▪ Garage ▪ Generous gardens

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.





92 The Meadows, Hanham, Bristol, BS15 3PB

Enjoying a pleasant tucked away position within a highly sought after cul de sac and occupying larger than typical gardens, this sympathetically extended four bedroom detached home offers beautifully presented and versatile accommodation, ideally suited to growing families, with further scope to extend if desired (subject to the necessary consents).

Internally the ground floor comprises a useful entrance porch leading to a welcoming hallway that provides access to a formal lounge with feature electric fireplace. Bi-folding doors open through to a separate dining room, creating an excellent space for both everyday family living and entertaining. From here, a delightful conservatory measuring 4.5m x 3.6m (14.9' x 11.9') overlooks the rear garden and benefits from a recently upgraded insulated roof, allowing for comfortable year round use. The ground floor accommodation is completed by a well appointed kitchen/breakfast room fitted with a range of integrated Bosch appliances, together with a useful WC. To the first floor the property offers four well balanced bedrooms, with the principal bedroom benefiting from the added luxury of a two piece en suite shower room. A high quality family bathroom completes the internal accommodation.

Externally the property occupies generous gardens that are considerably larger than many found within the area. To the front is a block paved driveway alongside a lawned garden. The rear and side gardens have been attractively landscaped to create a private and unoverlooked outdoor space, featuring a large lawn with mature shrub and fenced boundaries, two patios ideal for entertaining, well stocked flower beds, a vegetable plot, greenhouse and timber shed. The property further benefits from a single garage with integral access from the kitchen/breakfast room and is offered to the market with a complete onward sales chain.

This is an ideal opportunity to acquire an excellently presented home that enjoys and enviable setting in close proximity to several well regarded schools, Hanham high street shops and amenities as well as The Gallagher Retail Park amenities and also boasts excellent transport links to the City Centre and the North Bristol ring road.

INTERIOR

GROUND FLOOR

**PORCH 3.8m x 1.1m (12'5" x 3'7" )**  
Double glazed windows to front aspect, obscured double glazed door and window leading to hallway.

**HALLWAY 1.7m x 3m (5'6" x 9'10" )**  
Double glazed windows to front aspect, radiator, understairs storage cupboard, power points, stairs rising to first floor landing, doors leading to rooms.

**LOUNGE 4.1m x 4m (13'5" x 13'1" )**  
Double glazed window to front aspect, feature electric fireplace with wooden mantle, radiator, power points, glazed bi-folding doors leading to dining room.

**DINING ROOM 4.7m x 2.8m (15'5" x 9'2" )**  
Double glazed window to side aspect, radiator, power points, door leading to kitchen/breakfast room, glazed bi-folding doors to conservatory.

**KITCHEN/BREAKFAST ROOM 6.7m x 2.7m narrowing to 1.7m (21'11" x 8'10" narrowing to 5'6" )**  
Double glazed window and French doors to rear aspect overlooking and providing access to rear garden, door providing integral access to garage. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter sink with filter mixer tap over. Range of integrated Bosch appliances including double electric oven, four ring induction hob with glass and stainless steel extractor fan over, dishwasher. Space and power supply for upright fridge/freezer, power points, radiator, splashbacks to all wet areas and karndine flooring. Ample space for family sized breakfast table.

**SUN ROOM 4.5m x 3.6m (14'9" x 11'9" )**  
Ceiling heights in places reaching 3.2m (10.5'). Triple aspect double glazed windows to rear and side aspects with built in electric blinds overlooking rear garden, double glazed French doors to side aspect providing access to rear garden, karndine flooring, radiator, power points.

**WC 1.9m x 1.1m (6'2" x 3'7" )**  
Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin and low level WC, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

**LANDING 4m x 0.9m (13'1" x 2'11" )**  
Double glazed window to side aspect, access to loft via hatch, airing cupboard with built in shelving and radiator, doors leading to rooms.

**BEDROOM ONE 4.1m x 3.1m (13'5" x 10'2" )**  
Double glazed window to front aspect, three built in double wardrobes, radiator, power points, opening leading to en suite shower room.

**EN SUITE SHOWER ROOM 2m x 0.8m (6'6" x 2'7" )**  
Modern matching two piece suite comprising wash hand basin with mixer tap over and walk in shower cubicle with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

**BEDROOM TWO 3.7m x 3.8m (12'1" x 12'5" )**  
Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

**BEDROOM THREE 2.8m x 2.4m (9'2" x 7'10" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

**BEDROOM FOUR 2.9m x 2.1m (9'6" x 6'10" )**  
Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

**BATHROOM 2.1m x 1.9m (6'10" x 6'2" )**  
Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap and dual head shower off mains supply over. Heated towel rail, generous storage cupboard, tiled splashbacks to all wet areas.

EXTERIOR

**FRONT OF PROPERTY**  
Generous front garden that is accessed via a blocked paved driveway (that a neighbouring property has partial access across) and leads to an ample parking and turning space. Mainly laid to lawn with shrub boundaries, gated path leading to rear garden.

**REAR GARDEN**  
Larger than typical rear and side garden, mainly laid to lawn with fence and shrub boundaries. To a sunny south, westerly facing aspect that's unoverlooked from adjoining properties. Patios ideal for entertaining, vegetable plot area, greenhouse, bin store, garden shed, external power and outdoor tap.

**GARAGE 4.6m x 3.3m (15'1" x 10'9" )**  
Accessed via up and over door and with pedestrian access from the kitchen/breakfast room, benefitting from storage to eaves, power, lighting, a stainless steel sink and space and plumbing for a washing machine and tumble dryer as well as a wall mounted gas combination boiler.

**TENURE**  
This property is freehold.

**COUNCIL TAX**  
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. 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**  
The property experienced subsidence which was rectified in 1998, a Structural Engineers Certificate detailing the repair is available on request. There has been no movement since completion of the works.  
Local authority: South Gloucestershire Council  
Services: All services connected.  
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

