



**Connells**

Haw Wood Drive  
Bristol



## Property Description

At the heart of the home is an impressive Harvey Jones kitchen/family space, featuring solid oak flooring with underfloor heating, striking floor-to-ceiling glazing, and sliding doors opening onto the garden. The bespoke kitchen is complemented by marble and granite worktops and a full range of high-end Miele appliances, creating a perfect space for modern family living and entertaining.

The ground floor also offers two elegant reception rooms, a utility room, cloakroom, and internal access to a double garage. A stunning double-height entrance hall with feature staircase and gallery landing sets a strong first impression.

Upstairs, four generous bedrooms all benefit from bespoke fitted wardrobes. The principal suite is particularly impressive, with a vaulted ceiling, automated skylight, and a luxurious en-suite. A second bedroom also enjoys en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property enjoys landscaped gardens designed for both relaxation and entertaining, including a large paved terrace and south-west facing aspect. The home further benefits from ample driveway parking, EV charging, solar panels, and energy-efficient air source heating (EPC A).

Situated in a peaceful semi-rural setting, yet conveniently close to Westbury-on-Trym, Henleaze, Bristol Parkway Station, the M5, and Cribbs Causeway. Offered to the market with no onward chain.

## Entrance Hall

## Downstairs W/C

### Study

11' 7" MAX x 11' 6" MAX ( 3.53m MAX x 3.51m MAX )

### Lounge

16' 5" x 11' 7" ( 5.00m x 3.53m )

### Kitchen/Diner

32' 5" MAX x 16' 8" MAX ( 9.88m MAX x 5.08m MAX )

### Conservatory

18' 1" x 8' 11" ( 5.51m x 2.72m )

### Utility Room

7' 11" x 6' 7" ( 2.41m x 2.01m )

## First Floor

## Landing

### Bedroom 1

17' 7" MAX x 11' 7" MAX ( 5.36m MAX x 3.53m MAX )

With Ensuite

### Bedroom 2

14' 4" MAX x 11' 7" MAX ( 4.37m MAX x 3.53m MAX )

With Ensuite

### Bedroom 3

14' 4" MAX x 11' 7" MAX ( 4.37m MAX x 3.53m MAX )

### Bedroom 4

13' 9" MAX x 9' 3" MAX ( 4.19m MAX x 2.82m MAX )

**Rear Garden**

**Double Garage**

22' 3" x 19' 6" ( 6.78m x 5.94m )

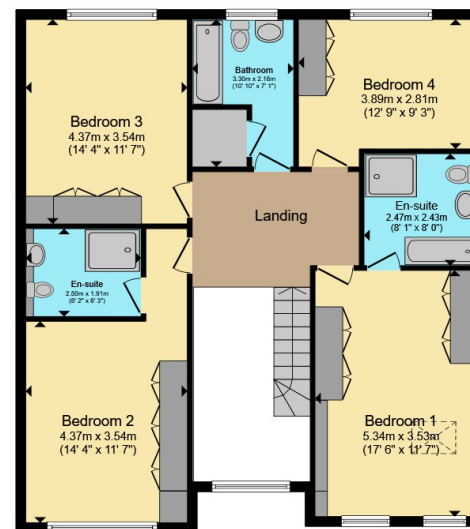








**Ground Floor**



**First Floor**

Total floor area 265.5 m<sup>2</sup> (2,858 sq.ft.) approx

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6 Canford Lane  
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EPC Rating: A Council Tax  
Band: G

Tenure: Freehold

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