



Bristol Road, Whitchurch

£465,000

- **Energy Rating - D**
- **Five Bedrooms**
- **Conservatory And Separate Snug Room**
- **Kitchen / Diner**
- **Garage & Parking**

- **Detached Family Home**
- **Perfect For Multi-Generational Living**
- **Two Receptions**
- **En-Suite / Family Bathroom / Ground Floor Shower Room**
- **Potential For Sixth Bedroom**

77 Bristol Road, Whitchurch – A Spacious Family Home with Character

If you're after a home with space, flexibility, and a touch of history, this five-bedroom detached property is well worth a look. Believed to date back to around 1800, it offers a layout that's practical for modern family life while retaining plenty of charm.

Upstairs there are four double bedrooms and a family bathroom, ideal for family members or guests. On the ground floor, you'll find a fifth double bedroom with an en-suite shower room, along with an additional shower room — perfect for multi-generational living or visiting family.

The property also includes a separate dining room, a lounge with a feature fireplace, and patio doors leading to the conservatory, which in turn opens onto the west-facing, country-cottage-style garden. The garden is a real treat, with a patio, lawn, and access to the detached garage, offering plenty of space for outdoor living.

There's also a cosy snug off the lounge, a great spot to relax or enjoy some quiet time.

Practical yet charming, this home combines generous living space, versatile rooms, and a lovely garden, all in a location with excellent access to Bristol City Centre, Temple Meads, and local schools.

Lounge 13'9" x 12'10" (4.2 x 3.93)

Dining Room 12'7" x 8'4" (3.85 x 2.56)

Kitchen / Diner 13'9" max x 11'4" max (4.2 max x 3.47 max)

Snug 20'1" x 8'4" (6.14 x 2.56)

Conservatory 8'9" x 8'8" (2.67 x 2.65)

Bedroom One 10'4" x 9'10" (3.16 x 3)

Ground Floor Shower Room 12'3" x 5'8" (3.75 x 1.74)

Bedroom Two 14'3" x 10'6" (4.35 x 3.21)

Bedroom Three 14'4" x 10'2" (4.38 x 3.1)

Bedroom Four 14'0" x 10'4" (4.28 x 3.15)

Bedroom Five 14'2" x 10'3" (4.34 x 3.13)

Bathroom 10'11" x 8'2" (3.35 x 2.51)

Garage 20'6" x 8'4" (6.25 x 2.55)

Tenure Status - Freehold

Council Tax - Band E

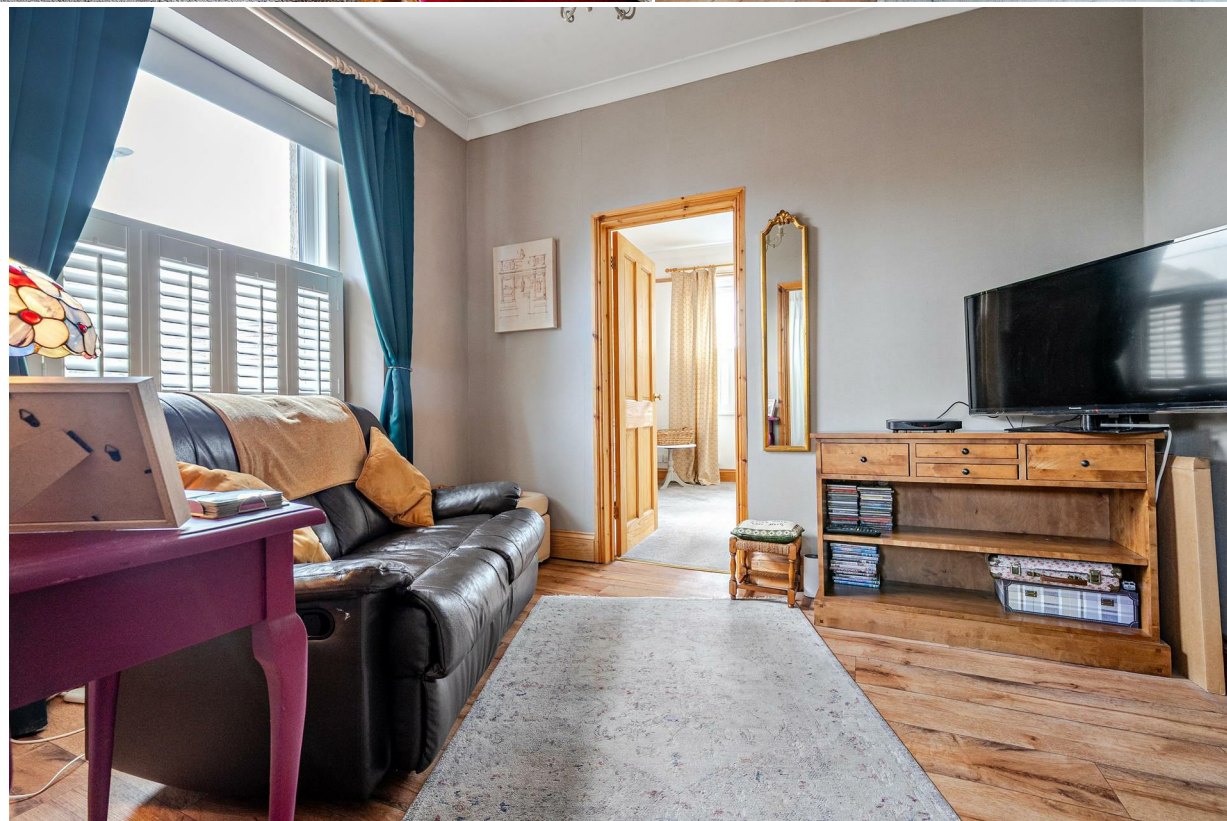














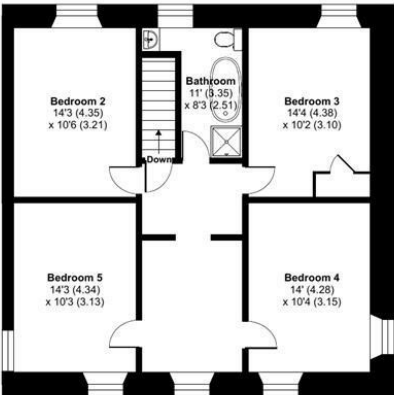




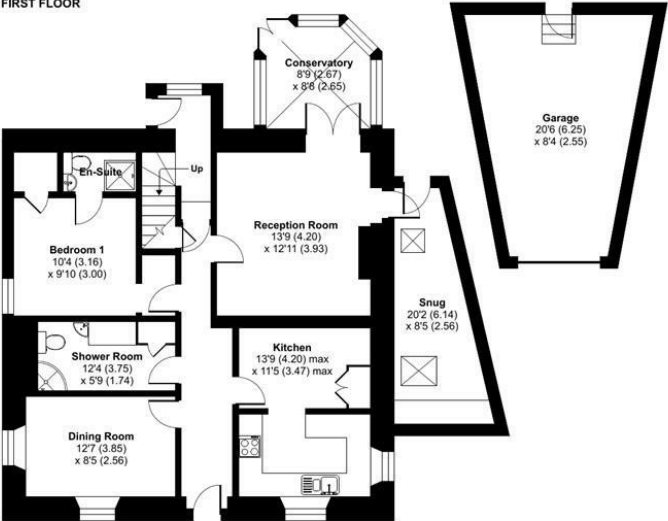


Bristol Road, Whitchurch, Bristol, BS14

Approximate Area = 2016 sq ft / 187.3 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 2265 sq ft / 210.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1372521

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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