

The Grove,Patchway Bristol BS34 6PE

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welcome to

The Grove, Patchway Bristol

Spacious and characterful home located in a highly connected position up from the new Brabazon development. The end of terrace period property benefits from a wrap-around garden plus driveway parking, period features and delightful modern comforts. Refurbished sympathetically and 'turn-key' ready.

The Grove
Location
The Grove is a delightful and historic lane comprising only a small collection of character homes, creating a wonderfully secluded setting that is rarely found so close to such an extensive range of amenities. Occupying an enviable end-of-terrace position, the property enjoys a particularly green backdrop, with mature trees and open spaces contributing to a distinctly peaceful atmosphere.

The lane continues beyond the property to a charming community clearing surrounded by woodland, providing an ideal space for outdoor recreation, family activities and relaxed al fresco enjoyment. Beyond, the property backs onto Gypsy Patch North Park and Gardens, further enhancing the sense of tranquillity and connection with nature.

Despite its almost semi-rural feel, the location remains exceptionally well connected. Excellent transport links provide straightforward access across Bristol and beyond, with nearby motorway connections and major employment hubs all within easy reach.

The transformative Brabazon development is also close at hand, including the planned railway station, YTL Arena and extensive new amenities. Combined with a wealth of local shops, cafés, schools and everyday conveniences, this location offers the perfect balance of countryside charm and modern connectivity

Entrance
Access from the pretty lane is via traditional pedestrian gate and pathway leading to the main front door adjacent to the garden. The front door is glazed with lead style detailing.

Porch / Garden Room
The very extensive 'porch' is essentially a sun-room / further reception space. Here is beautifully light with direct garden views. Complete and finished with multiple external windows, French doors AND original internal window into the kitchen-diner.

Living Room
The splendid living room with parquet flooring is spacious to say the least and boasts front and side windows in matching leaded style glass, The space is linked to the kitchen-diner given the well proportioned door and equally well proportioned viewing hatch. The room includes a traditional wood burner, exposed beams, feature open staircase and historic wood paneling.

Kitchen-Diner
Again....delightful, spacious and the perfect mix of historic charm and modernity!! The kitchen easily accommodates a dining table which offers superb storage, modern integrated appliances and continuation/retention of the exposed beams. Here further leads out into the courtyard via glazed back door. The stylish kitchen in contemporary teals works perfectly given the age of the house and is complete with Bosch gas hob, integrated oven, stainless steel extractor, glass splashback and undercounter washing machine.

Bathroom
Again....stylish, functional and homely! The modern bathroom includes a full roll-top bath, oversized walk-in shower plus matching WC, radiator and basin. Finished with Metro tiles, white painted walls, wooden flooring and complete with modern window to the side aspect.

Stairs Leading Upwards
Open feature staircase finished in matching wood.

Bedroom 1
Sizable bedroom finished to a high standard. The space includes built-in storage and window to the front aspect. The light and bright space with fitted carpet has the massive benefit of a walk-out balcony.

Bedroom 2
Again, spacious and very well presented. The rear facing bedroom is also light and bright with green views to the rear aspect.

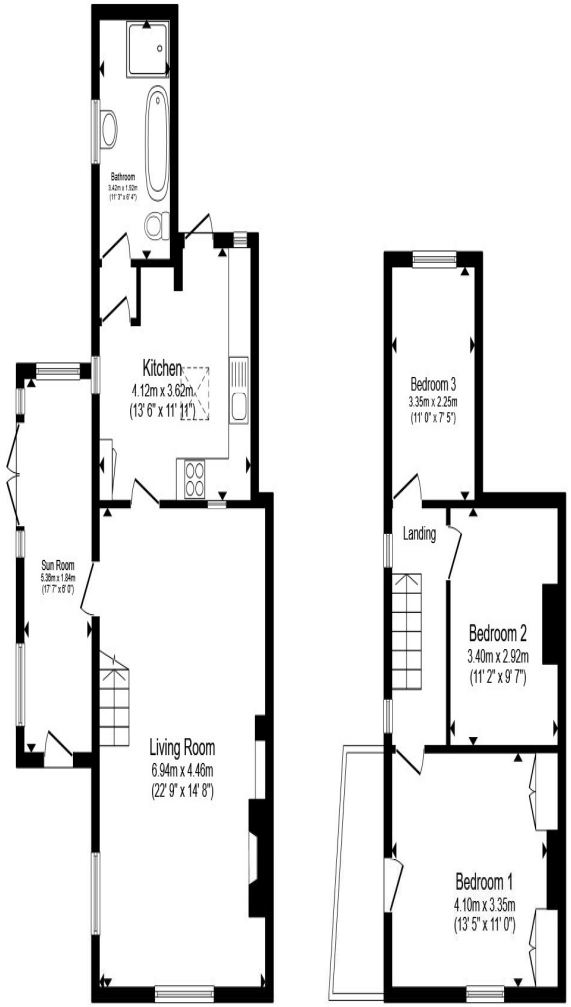
Bedroom 3
Spacious for a room of it's type. The space with views to the rear aspect offers flexibility and functionality dependent on your needs. Standard bedroom, nursery or home office for example.

Garden
Well proportioned lawned garden with herbaceous borders, walled boundary and attractive central pine. The space extends to the rear aspect and ultimately leads to the rear/side courtyard leading from the kitchen. An excellent space for the homeowners and perfect for family time and socialising.

Parking
Driveway parking within the plot and adjacent to the house and garden.

Community Space
Shared space at the far end of the lane.

Agents Notes
We are pleased to confirm that the property is being offered with no chain and vacant occupation.



Ground Floor **First Floor**

Total floor area 101.8 m² (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

The Grove,

Patchway Bristol

- Charming Three Bedroom Period Home **NO CHAIN**
- Highly Connected Located Near The New Brabazon Development
- Sympathetically Renovated / Stylish and Contemporary with Period Features
- Spectacular Main Living Space with Fireplace and Linked Kitchen-Diner
- Wrap-Around Lawned Garden with Historic Decorative Pine

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



£350,000

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The Property Ombudsman

Property Ref:
STG109305 - 0004

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