



1 MALPASS DRIVE  
HANHAM  
BRISTOL  
BS15 3FN  
£250,000

**Presented to an exemplary standard, basting generous room proportions and bathed in natural light, this superb coach house is a wonderful addition to the market. Positioned within this award winning, sustainable eco development, Hanham Hall eco village is the largest Eco development in Europe, constructed by Messrs 'Barratt Homes' circa 2014.**

**This impressive freehold coach house, sits proudly to the outskirts of this thriving neighbourhood. Found to the end of this raised walkway providing an element of privacy can be found this stunning freehold property.**

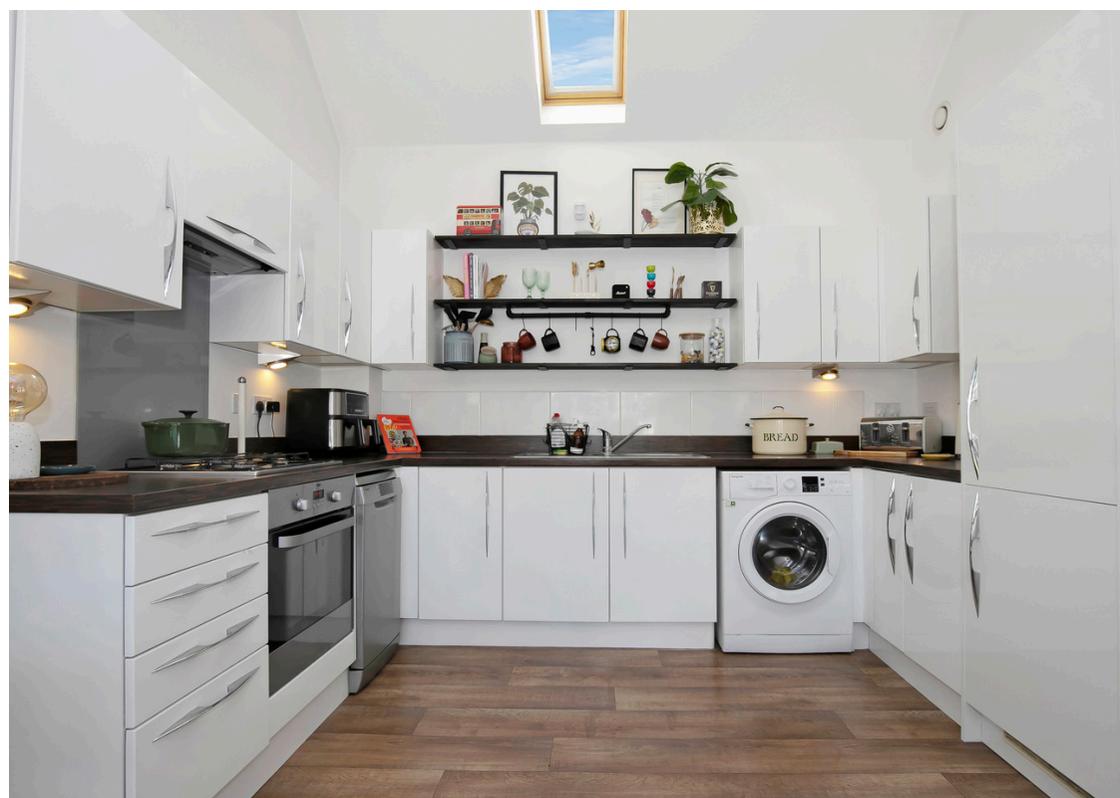
**Internally the accommodation is spacious in nature, boasting vaulted ceilings with floor to ceiling windows and doors, taking advantage of the sunny westerly access. Once inside, an expansive open plan reception greets, perfect for those looking to entertain. This good sized room provides space for a lounge and dining area, whilst the fitted kitchen comprises a large number of built in wall and base units with work surfaces over. An internal lobby, complete with two fitted storage cupboards then provides access to the bedroom and shower room. The bedroom, a large double room benefits floor to ceiling windows with more than enough space for a variety of bedroom furniture. The shower room comprises a contemporary white suite, complete with a large walk in shower enclosure.**

**Externally the property includes allocated parking for two vehicles. Furthermore the single garage has been cleverly converted into a home office. The home office conversion has been finished to a high standard and makes for the perfect study, away from the main living space. Part of the garage has been retained providing valuable, secure storage.**

**A pioneering zero carbon, net zero development, there are a range of ECO features within the property and wider development to include; Kingspan structural insulated panels (SIPs), soundproofing to party walls, Mechanical Ventilation & Heat recover unit (MVHR) and external shutters to ensure excellent heat retention and Solar panels cleverly orientated to the sun to maximise solar heating. There is a rainwater harvesting system (RWH) which is utilised for washing machines and toilets and Sustainable Urban drainage (SuDS) via swales, ponds and retention features to reduce runoff. These all help to deliver ultra-low energy use and subsequently, hugely reduced utility bills.**

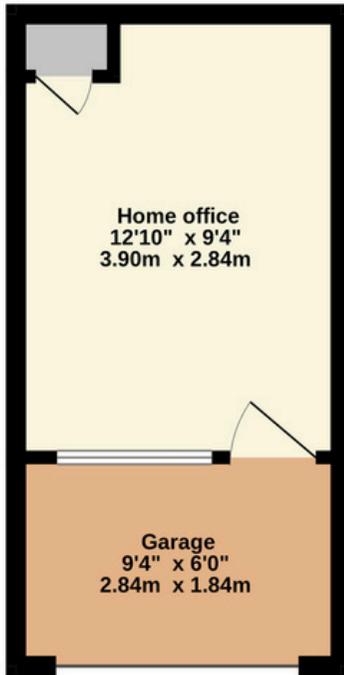
**In the words of our seller 'This property has been a wonderful first home. offering a real sense of safety and community. Hanham Hall is a welcoming place to live, with friendly neighbours, strong community spirit, and beautifully maintained green spaces. The onsite greenery is a real highlight, featuring well kept communal areas, allotment opportunities, and even goats grazing in the Autumn. We are very fortunate to have fantastic walks right on our doorstep, including Hanham Woods. We are sad to be moving on, but Hanham Hall will always hold a very special place in our hearts.**







Ground Floor  
178 sq.ft. (16.5 sq.m.) approx.



First Floor  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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