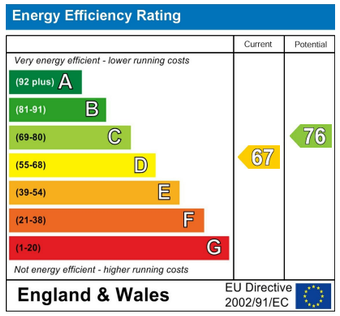



## Court Farm Road, Longwell Green, Bristol, BS30

Approximate Area = 2091 sq ft / 194.2 sq m
Annexe = 561 sq ft / 52.1 sq m
Total = 2652 sq ft / 246.3 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: 1447869

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

## 68 Court Farm Road, Longwell Green, Bristol, BS30 9AD



## Guide Price £850,000

A spacious three bedroom dormer bungalow with the additional benefit of a newly constructed detached annexe.

- Detached
- Bungalow
- Three Reception rooms
- Kitchen
- Utility room
- Three bedrooms
- Bathroom
- En suite
- Annexe
- Gardens

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RICS

# 68 Court Farm Road, Longwell Green, Bristol, BS30 9AD

Enjoying a generous plot on one of Longwell Green's most sought-after roads, this sympathetically extended three double bedroom detached bungalow offers spacious and highly versatile accommodation, further enhanced by a newly constructed one bedroom detached annexe, that is ideal for multi-generational living.

Internally, the main residence is centred around a welcoming and expansive entrance hallway, providing access to the majority of the ground floor. This includes a bay-fronted lounge, a cosy snug with staircase rising to the first floor, and an impressive full-width family/dining room measuring 7.2m (23'7") in width, perfectly suited to both everyday living and entertaining. The accommodation is complemented by a high-quality fitted kitchen with a central island, alongside a useful utility room. The ground floor also hosts two generous double bedrooms, with the second bedroom benefiting from a walk-in dressing room and en suite shower room, while the third bedroom also enjoys its own en suite facilities. To the first floor, a substantial principal bedroom suite measuring 9.3m x 5.5m (30'6" x 14'9") provides a peaceful retreat, enjoying views over the rear garden and served by an en suite WC.

The property is further enhanced by a newly constructed detached annexe positioned within the rear garden. Measuring approximately 12m x 4.3m (39'4" x 14'1"), the annexe is in the process of being completed and offers excellent independent living space, comprising a lounge, double bedroom and en suite shower room- perfect for extended family, guests or potential income (subject to any necessary consents).

Externally, the front of the property is predominantly laid to stone chippings and hardstanding, accessed via a dropped kerb, providing ample off-street parking alongside a long driveway that extends to the rear. The rear garden has been thoughtfully landscaped to create a walled Mediterranean-style setting, featuring a spacious covered seating area and generous patio, centred around a striking fountain and complemented by well-stocked flower beds, mature planting and several small trees. A further covered pergola provides an additional seating area. From here, a low-maintenance, block-paved and stone-chipped garden serves the annexe, offering direct access and a sense of separation. This area leads through an attractive archway to a more formal rear garden (that offers lapsed planning for a separate dwelling), which is mainly laid to lawn and enhanced by established flower beds, a feature pond, several small trees and an additional covered seating area.

**INTERIOR**

**GROUND FLOOR**

**ENTRANCE HALLWAY 10.7m x 1.7m (35'1" x 5'6")**
Double glazed window to front aspect, radiator, built in storage cupboard, doors leading to rooms.

**SNUG 4m x 3.8m (13'1" x 12'5" )**
Double glazed window to side aspect, radiator, power points, stairs rising to first floor landing, opening leading to lounge.

**LOUNGE 4.9m x 4m into bay (16'0" x 13'1" into bay)**
Double glazed bay window to front aspect, feature gas flame effect fire with stone surround, radiator, power points.

**DINING/FAMILY ROOM 7.2m x 4.1m (23'7" x 13'5" )**
Double glazed window, French doors and patio doors to rear aspect overlooking and providing access to rear garden, radiators, power points, opening leading to kitchen, door leading to utility room.

**KITCHEN 4.1m x 3m (13'5" x 9'10" )**
Double glazed window to side aspect, double glazed velux style window to roofline. Kitchen comprising range of matching wall and base units with roll top work surfaces, double stainless steel sink with mixer tap over, integrated double electric oven and five ring gas hob with glass and stainless steel extractor fan over, space and plumbing for dishwasher, space and power for upright fridge/freezer. Heated towel rail, power points, tiled splashbacks to all wet areas.

**UTILITY ROOM 2.9m x 2.3m (9'6" x 7'6" )**
Dual aspect double glazed windows to rear and side aspects overlooking rear garden, range of matching wall and base units with roll top work surfaces, Belfast sink with mixer tap over, space and plumbing for washing machine and tumble dryer, radiator, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM TWO 3.8m x 3.2m (12'5" x 10'5" )**
Obscured double glazed window to side aspect, radiator, power points, door leading to en suite shower room, door leading to walk in dressing room .

**EN SUITE SHOWER ROOM 2.5m x 2.3m (8'2" x 7'6" )**
Double glazed velux style window to roofline, matching five piece suite comprising his and hers wash hand basins with mixer taps over, hidden cistern WC, bidet and walk in shower cubicle with shower off mains supply over, heated towel rails, tiled splashbacks to all wet areas.

**DRESSING ROOM 3.1m x 1m (10'2" x 3'3" )**
Benefitting from power, lighting and ample storage.

**BEDROOM THREE 5m x 3.6m into bay (16'4" x 11'9" into bay)**
Double glazed bay window to front aspect, radiator, power points. Door leading to en suite WC.

**EN SUITE WC 1.4m x 0.8m (4'7" x 2'7" )**
Modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

**BATHROOM 3.7m x 2.5m narrowing to 1.6m (12'1" x 8'2" narrowing to 5'2")**
Obscured double glazed window to side aspect, modern matching four piece suite comprising oversized wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, oversized walk in shower cubicle with electric shower over and low level WC. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

**FIRST FLOOR**

**LANDING 1.8m x 1.4m (5'10" x 4'7" )**
Built in storage cupboard, hatch leading to spacious loft area, door leading to bedroom.

**BEDROOM ONE 9.3m x 4.5m (30'6" x 14'9" )**
to maximum points. Double glazed window to rear aspect overlooking rear garden, dual double glazed velux windows to roofline, radiators, power points. Hatch providing access to loft storage, door leading to en suite WC.

**EN SUITE WC 1.7m x 1m (restricted head height in places) (5'6" x 3'3" (restricted head height in places) )**
Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, extractor fan, tiled splashbacks to all wet areas.

**ANNEXE**

**12m x 4.3m (39'4" x 14'1" )**
A newly constructed detached annexe that has the benefit of air source heat pump central heating, mains drainage and water from the main house and separate electric supply and Council tax to the main house which is in the process of being determined.

**LOUNGE 4.4m x 4.4m (14'5" x 14'5" )**
Dual double glazed velux style windows to roofline, dual double glazed windows and French doors to front aspect leading to garden, power points, opening leading to kitchenette.

**KITCHENETTE 4.3m x 2.8m (14'1" x 9'2" )**
Double glazed patio doors to side aspects leading to garden, double glazed window to front aspect overlooking garden. Double glazed velux style window to roofline, stainless steel sink and glass and stainless steel extractor fan, power points. A partially completed room ideal for use as a kitchen/dining room once finished.

**BEDROOM 4.4m x 3.3m (14'5" x 10'9" )**
Access to loft via hatch, double glazed window to front aspect overlooking garden, built in double wardrobe, power points, door leading to en suite shower room.

**EN SUITE SHOWER ROOM 2.5m x 1.5m (8'2" x 4'11" )**
Obscured double glazed window to side aspect, partially complete room comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle, extractor fan.

**WC 1.7m x 0.8m (5'6" x 2'7" )**
Externally accessed, partially completed room offering pedestal wash hand basin with mixer tap over and low level WC.

**EXTERIOR**

**FRONT OF PROPERTY**
Low maintenance front garden mainly laid to hardstanding that is accessed via a dropped kerb to provide parking and leads to additional stone chipping parking, fenced boundaries, well stocked flower beds. Path leading to front door and gated driveway leading to rear garden that provides additional parking.

**REAR GARDEN**
Walled Mediterranean style rear garden featuring a covered seating area, generous patio ideal for entertaining, well stocked flower beds, covered pergola seating area, several small trees, timber shed, access to WC.

**ANNEXE GARDEN**
Located adjacent to the Mediterranean garden and mainly laid to block paving with fenced boundaries, well stocked flower beds and a secluded side patio seating area. Archway leading to formal garden.

**FORMAL GARDEN**
Situated at the end of the garden is a delightful formal garden that has lapsed planning for a separate dwelling and is currently mainly laid to lawn with pretty well stocked flower beds, several small trees and is enclosed by fenced boundaries and offers a covered seating area, feature pond and timber shed.

**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**
This property is located within a coal mining reporting area. The annexe is in the process of being assigned a Council Tax band.

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).





















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