



3 Sleep Lane, Whitchurch Village

3 Sleep Lane, Whitchurch Village, Bristol, BS14 0QN

- Detached Property c1263 sq. Ft.
- Kitchen with Dining Area
- Spacious Sitting Room with Electric Wood Burner
- Utility and Useful Downstairs Loo
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Private Garden
- Garage and Parking
- Close to Village Amenities



One careful owner!

Lovely family home set on the edge of an exclusive development on the southern side of Whitchurch Village and close to all the amenities it has to offer. This home is immaculately decorated and beautifully presented throughout – simply move in and enjoy.

The lovely kitchen/dining room has a great range of cabinets together with integrated appliances. It has windows overlooking both the front and rear gardens, creating a bright and welcoming space for family life. The spacious sitting room is light and airy, featuring a cosy electric wood burner and French doors opening onto the rear garden.

A really useful utility room leading from the kitchen provides garden access and leads to a handy downstairs loo.

To the first floor, a spacious landing leads to four bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. There are three further good-sized bedrooms, all served by a stylish family bathroom.

Outside, the front garden is mainly laid to lawn with mature hedging, while the fully enclosed rear garden features a patio area, perfect for entertaining, a lawn for children to play, and attractive planted borders. A gate provides access to the garage, located to the rear of the property, together with a parking space.

This is a much-loved family home and must be viewed to be fully appreciated - give us a call to arrange your viewing!

Whitchurch Village is situated on the edge of the Chew Valley and lies astride the old Bristol to Wells toll road - now the A37. Whitchurch Village has an impressive range of local facilities, including a hairdresser, beauty salon, church, village hall and a local pub. The village has a well-regarded Primary School, Whitchurch Primary School.

The village is well placed for commuting to both Bristol and Bath with a bus service and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World





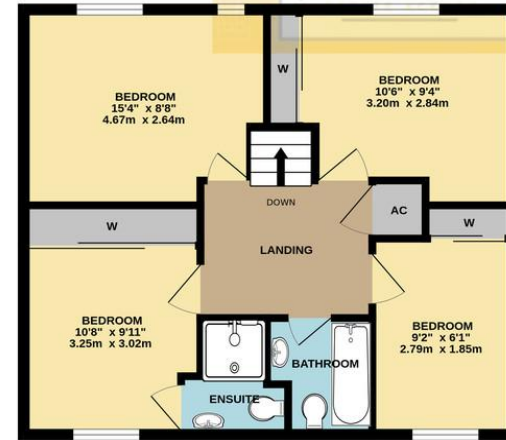
ROOM MEASUREMENTS

Ground Floor
 ENTRANCE HALL 5'2" x 6'10"
 SITTING ROOM 10'3" x 21'7"
 KITCHEN/DINER 10'10" x 21'7"
 UTILITY ROOM 5'2" x 6'10"
 LOO 5'2" x 5'0"
 First Floor
 BEDROOM 15'4" x 8'8"
 BEDROOM 9'11" x 10'8"
 ENSUITE 5'2" x 6'1"
 BEDROOM 10'6" x 9'4"
 BEDROOM 6'1" x 9'2"
 BATHROOM 6'4" x 6'1"
 Outside
 GARAGE 10'11" x 20'0"

GROUND FLOOR
 736 sq.ft. (68.4 sq.m.) approx.



FIRST FLOOR
 526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com