



Connells

Cranleigh California Road
Oldland Common BRISTOL



Property Description

Welcome to this charming 1930's style detached house, a perfect family home nestled on a very generous plot. This property offers ample parking for 10-12 vehicles and boasts a beautiful mature garden featuring a sizeable fishpond and a swimming pool.

The double garage includes a kitchen preparation area and cloakroom/WC, complemented by a large storage shed with light and power. Upon entering, you'll be greeted by an impressive entrance hall leading to a cozy lounge with an open fire, a sitting room with another open fire, and a spacious lounge/dining room. The good-sized kitchen/breakfast room, utility room, and downstairs bathroom complete the ground floor.

Upstairs, you'll find five bedrooms, including an en-suite and a family bathroom. This property must be viewed to fully appreciate all it has to offer.

Don't miss the opportunity to make this lovely house your home!

Entrance Hall

1930's style door to the front, stair case leading to the first floor, radiator, wooden flooring

Lounge/Dining Room

24' 4" x 11' 4" max (7.42m x 3.45m max)
Two double glazed lead effect windows to the side, double glazed patio doors to the rear garden, wooden flooring, open fire with surround, 2 x radiator.

Sitting Room

11' 7" into bay x 11' 5" (3.53m into bay x 3.48m)
Double glazed bay window to the front, radiator, picture rail, laminate wood effect flooring, open fire

Lounge

18' 7" into bay x 13' 3" max (5.66m into bay x 4.04m max)
Double glazed bay window to the front, log burner, radiator.

Kitchen / Breakfast Room

17' 3" x 13' 3" (5.26m x 4.04m)
Double glazed windows to the side and rear, a range of fitted wall and base units, work tops, tiled splashbacks, space for range style cooker, space for american style fridge/freezer, one and a half bowl sink unit with mixer tap, integrated dishwasher, tiled flooring, down lighters, radiator, door to the utility room.

Utility Room

Double glazed window and door to the rear, a range of wall and base units, space for washing machine, space for tumble dryer, wall mounted gas boiler, tiled walls and flooring, radiator.

Bathroom

Velux style window, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, extractor fan, tiled walls, tiled flooring and radiator.

First Floor Landing

A galleried landing with built in double airing cupboard, loft with loft ladder, boarded and with velux windows.

Bedroom One

13' 2" x 12' max (4.01m x 3.66m max)
Double glazed window to the rear, a range of fitted wardrobes with over head storage cupboards and bedside

cabinet, radiator.

En-Suite

Double glazed window to the side, enclosed shower cubicle, vanity sink unit, low level WC, heated towel rail, tiled flooring, extractor fan, down lighters

Bedroom Two

13' 2" x 12' 2" into bay (4.01m x 3.71m into bay)
Double glazed window to the front, wooden flooring, radiator

Bedroom Three

13' 2" into bay x 10' 4" (4.01m into bay x 3.15m)
Double glazed bay window to the front, wooden flooring, radiator

Bedroom Four

12' 8" x 10' 1" (3.86m x 3.07m)
Double glazed window to rear, radiator, laminate wood effect flooring

Bedroom Five

8' x 8' 5" (2.44m x 2.57m)
Double glazed window to the front, radiator, laminate wood effect flooring

Bathroom

Double glazed frosted window to the side, four piece bathroom suite comprising rolled edge bath, enclose shower cubicle, vanity sink unit, low level WC, tiled walls, tiled flooring,, radiator

Front Garden

Electric double gate to the front leading to a very generous L shaped driveway for 10-12 vehicles and a double garage

Rear Garden

Step into a very generous-sized mature garden, a true oasis of tranquility and beauty. The beautifully presented lawn is surrounded by vibrant flower borders, creating a picturesque setting. A substantial fishpond, complete with a charming bridge over it, adds

a touch of serenity. Enjoy the luxury of a swimming poo (heater not currently not working), perfect for those warm summer days. The garden also features a pergola, providing a shaded area to relax and unwind. A paved patio offers an ideal space for outdoor dining and entertaining. Additionally, there is a large metal storage shed with light and power, ensuring ample storage space. Raised borders, garden lighting, a water tap, and pedestrian side access complete this stunning outdoor space. This garden is a perfect blend of functionality and beauty, offering a peaceful retreat right at home

Double Garage

21' x 17' 5" (6.40m x 5.31m)

Two metal up and over doors one with electric, light and power, loft access. To the rear of the garage is kitchen preparation area with wall and base unit and a cloakroom/WC





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.focalagent.com

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/BLG104108

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG104108 - 0011