

10 CHERRY GARDENS
BITTON
BRISTOL
BS30 6JD

£475,000



GREGORYS
ESTATE AGENTS

A TRULY OUTSTANDING PROPERTY PRESENTED TO AN EXCELLENT DECORATIVE STANDARD, BOASTING EXTENSIVE ACCOMMODATION AND SET WITHIN A LARGE PLOT, BENEFITTING AN ABUNDANCE OF OFF-STREET PARKING VIA THE DRIVEWAY AND GARAGE, AND SUNNY, ATTRACTIVE OF REAR GARDENS.

Located within the ever-popular village of Bitton, only a short drive into Bath, yet with stunning open countryside walks on your doorstep. For those looking for a seamless commute further afield, Keynsham Train Station is only moments away, whilst the Bristol to Bath cycle track can be accessed via the Bitton railway station.

The plot this family home sits proudly in is large in size and offers space to all three aspects of the property. Set back from the road allows for a driveway big enough to fit three/four vehicles. Double gates then provide vehicle access to further secure parking and the single garage. To the rear of the property, lovingly cared for gardens provide a sunny and private area and family would not fail to love.

Internally the property has been extended and improved over recent years, with the property now presenting as a wonderful family home with generously proportioned rooms over two floors. Once inside the property a light and airy hallway greets. Wrap around stairs with a vaulted ceiling and a large, double-glazed window create the perfect entrance. Doors then lead to the lounge, dining room and kitchen, whilst an under stairs cupboard provide practical storage.

The two formal reception rooms are separate and both similar in size. The dining room is positioned to the front aspect and like the lounge is bathed in natural light due to dual aspect double glazed windows, The lounge is set around the perfect focal point - a wood burning stove, making this the perfect 'cosy' family room in the cooler months. The kitchen benefits a small rear extension, allowing for a breakfast table and enjoys views of the rear garden.





Completing the ground floor is an impressively sized conservatory. Positioned to the rear in a slightly elevated position, this room is the perfect place to sit and take in the attractive gardens to the rear. This room is a wonderful addition and with double glazed windows, plenty of openers, fitted blinds and heating - very much an all year round room.

The spacious accommodation continues to the first floor and found via the landing, where two large storage cupboards can be found. All three bedrooms are double in nature with the principle bedroom in-particular offering good proportions. The family bathroom has been recently replaced two years ago and now comprises a contemporary four piece bathroom suite including a large walk in shower enclosure and separate bath.

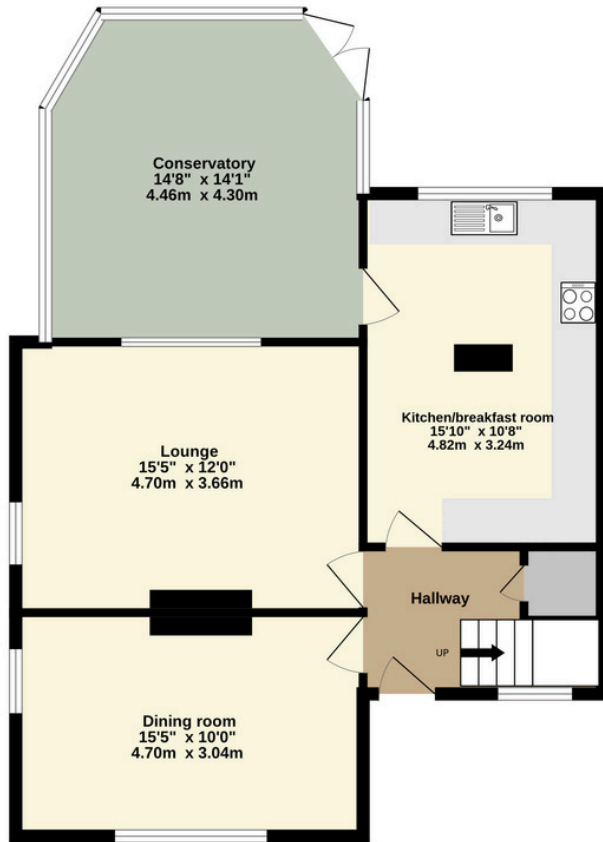
The bathroom is not the only addition. The majority of windows have been replaced two years ago (all bar the kitchen window), a new roof including fascias and guttering was completed in 2009, whilst cavity wall insulation was completed in 2012 with a 25 year guarantee.

**THIS IS AN ABSOLUTELY WONDERFUL
FAMILY HOME, ONE THAT HAS BEEN
ENJOYED AND LOVINGLY CARED FOR OVER
THE YEARS AND ONE THAT ANY BUYER
WOULD NOT FAIL TO APPRECIATE. AN
EARLY INTERNAL INSPECTION IS HIGHLY
RECOMMENDED.**

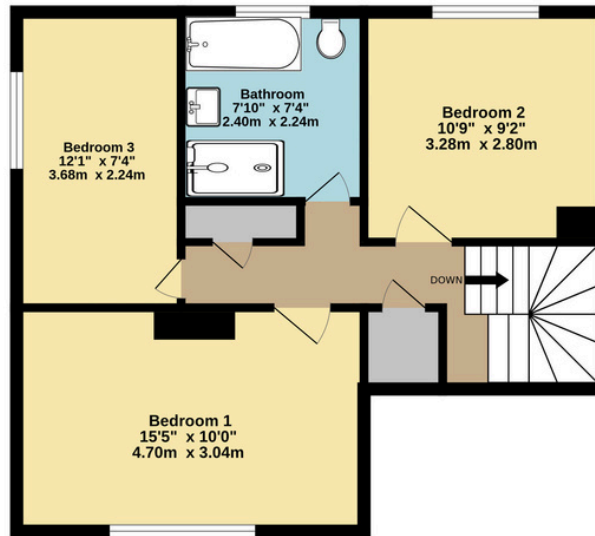




Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



1st Floor
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Energy performance certificate (EPC)			
10 Cherry Gardens Bilton BRISTOL BS33 6JD	Energy rating C	Valid until:	7 July 2036
		Certificate number:	5536-2223-3600-0868-4202

Property type	Semi-detached house
Total floor area	102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

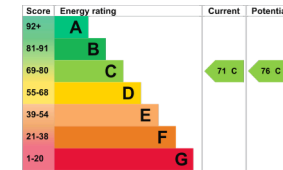
See how to [improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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