



- Extremely well-presented split-level detached family home in quiet cul de sac location
- Large lounge with open plan kitchen/dining room
- Versatile four bedroom layout plus additional shower room
- Peaceful rear aspect overlooking greenery
- Good sized rear garden with terrace
- Off-street parking and garage
- Approx. 122 sq m/1317 sq ft of flexible accommodation
- Close proximity to Beacon Rise Primary School (Outstanding - Ofsted) & John Cabot

22 The Wynstones, Kingswood, Bristol, BS15 8EU

Offers In Excess Of £425,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



PROPERTY TYPE House - Detached

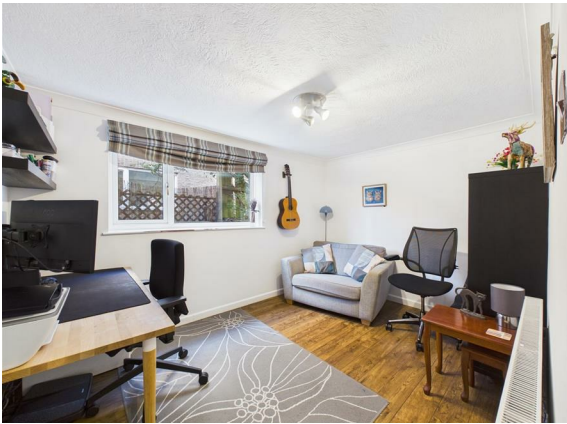
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND E



An extremely well-presented spacious split-level detached family home offering approximately 122 sq metres of flexible accommodation, set within a quiet cul de sac and enjoying a green, natural outlook to the rear.

The accommodation comprises a large lounge, and a family friendly open plan kitchen/dining area, providing an excellent balance of everyday living and entertaining space. The split level design offers particular versatility, with four bedrooms (or three bedrooms and a home office) alongside an additional shower room, making the layout well suited to growing families or those requiring adaptable accommodation.

To the rear, the property enjoys a peaceful outlook over established green space, creating a sense of separation and calm. The rear garden and terrace provide an ideal setting for outdoor dining, relaxation, and play, with a feeling of privacy enhanced by the surrounding natural environment.

The home further benefits from off street parking and a garage. Families will appreciate the proximity to Beacon Rise Primary School (rated Outstanding by Ofsted) and John Cabot Academy, as well as the immediate outlook over Magpie Bottom Nature Reserve. The property is also conveniently located within close proximity of Longwell Green and Aspects retail parks, offering a wide range of shops, leisure facilities such as, a swimming pool and cinema.

This attractive property combines generous internal space, flexibility of layout, and a quiet setting, making it a compelling choice for buyers seeking a flexible, well presented family home.

the location

Set in a pleasant cul-de-sac location with a green aspect to the rear and within close to Beacon Rise Primary School, John Cabot Academy and Magpie bottom Nature Reserve. The High Streets of Hanham and Kingswood are but a short distance away. The more comprehensive facilities of Longwell Green retail park with its range of national retails including Marks & Spencer, Costa and the leisure centre with swimming pool and Vue cinema complex.

what the owners will miss

"This property has been a great home for our children to grow up in with regular visits from the local wildlife, whilst being within walking distance of their primary school and local amenities."

just a thought...

This unusual but impressive detached home should be viewed to be appreciated. Flexible accommodation with "excellent flow", off street parking and good size garden with a lovely aspect to the rear. Inspection highly recommended.