



**Church Lane
Bristol, BS39 5UP**

Guide Price £320,000

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MAIN FEATURES:

- Charming Period Cottage Arranged over Three Floors
- Country Style Fitted Kitchen
- Cosy Lounge
- Ground Floor Bathroom/WC
- Three Bedrooms & First Floor Shower Room/WC
- Rear Courtyard Garden
- Off Road Parking Space to Rear with Tiered Garden

A charming period cottage full of character and arranged over three versatile floors, offering an ideal blend of traditional charm and modern-day comfort. The accommodation features a delightful country-style fitted kitchen, perfect for everyday living and entertaining, alongside a cosy lounge providing a warm and inviting space to relax. The ground floor also benefits from a family bathroom/WC. Upstairs, there are three well-proportioned bedrooms complemented by a first-floor shower room/WC, offering flexible accommodation for families, couples or those working from home. Outside, the property enjoys a private rear courtyard garden, ideal for al fresco dining and low-maintenance outdoor living. Beyond, a tiered garden provides additional outdoor space with scope for gardening enthusiasts. An invaluable off-road parking space to the rear adds further practicality.

Situated in the highly desirable village of Bishop Sutton, residents enjoy the best of country living whilst remaining conveniently located for Bristol, Bath and Wells. The village offers a strong community atmosphere, local amenities, a well-regarded primary school, village pub and easy access to the beautiful Chew Valley. Nearby Chew Valley Lake provides wonderful opportunities for walking, cycling, sailing and birdwatching, making this an excellent location for those seeking a peaceful rural lifestyle with excellent connectivity.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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