



40 WOODLEIGH GARDENS
WHITCHURCH
BRISTOL
BS14 9JG
£495,000

SET ON A SIZEABLE PLOT ON THE SOUGHT-AFTER WOODLEIGH GARDENS, CAN BE IMPRESSIVE FOUR BEDROOM SEMI-DETACHED PROPERTY, AND IN OUR OPINION, THE ULTIMATE FAMILY HOME. HAVING UNDERGONE A COMPREHENSIVE SCHEDULE OF WORKS DURING THE CURRENT 35 YEAR OWNERSHIP, THIS CHARMING HOME NOW BENEFITS FROM A SIZEABLE SINGLE STOREY EXTENSION TO THE REAR, AND A WELL-CONSIDERED LOFT CONVERSION, SURE TO APPEAL TO HOME BUYERS IN SEARCH OF SPACE.

The property makes an impressive first impression, charming with a bay fronted facade paired with a sizeable Cobblestone driveway able to comfortably accommodate several vehicles. Once inside the property, the excellently presented accommodation is sure to impress, and allows any new owner to simply move in and enjoy all of which this attractive home has to offer. The property welcomes with an entrance hall that opens into the homely lounge that sits to the front aspect, finished with a feature wood burning stove. To the rear of the ground floor, the handsomely sized hub of the home can be found, arranged as a contemporary open plan kitchen/diner/lounge, with the space lending itself perfectly to hosting get togethers with family & friends. The well-considered extension is framed by feature full width bi-folding doors that open onto the rear garden, which acts as eye catching backdrop whilst entertaining. Within the hub of the home, the fitted kitchen comprises a generous amount of worktop & storage space, whilst being fitted with a selection of integrated appliances. The current layout of the room allows for set dining area able to hold a generous sized table, and a snug seating area perfect for chilling out.

To the first floor, the accommodated comprises three bedrooms, two of which being well-proportioned double bedrooms with the single bedroom being of a comfortable size. In addition to the bedrooms, a statement three piece shower room can be found, finished with premium walk in rainfall shower enclosure, vanity fixtures & fully tiled coverings.

Stairs from the first floor landing lead up to the primary bedroom, offering far reaching views towards Burnbush park & beyond, with the thoughtful addition of an ensuite bathroom also added to the top floor offering.

Outside, the lengthy garden spans over 85ft, has been arranged into well-considered areas, comprising a paved patio perfect for alfresco dining, an area laid to lawn, and a seating area to the rear of the garden to enjoy the last of the evening sun overlooking the garden pond. Completing the offering is a larger than typical detached single garage presenting ample versatility and sure to be valued by many.

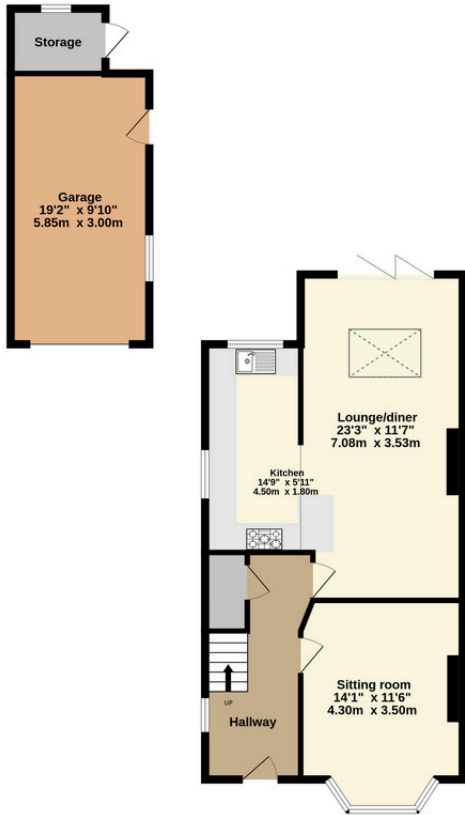
Located in this desirable residential area, nearby convenient local amenities, and within walking distance of several popular schools, this premium turnkey home is simply a must view.



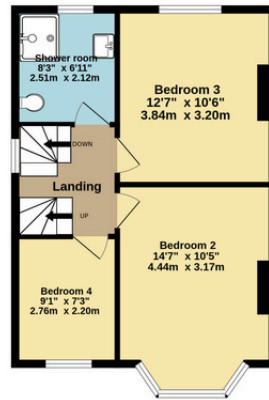




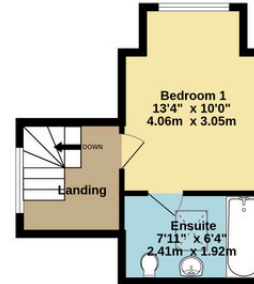
Ground Floor
860 sq.ft. (79.9 sq.m.) approx.



1st Floor
474 sq.ft. (44.0 sq.m.) approx.



2nd Floor
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 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)

40 Woodleigh Gardens
BRISTOL
BS14 9JQ

Energy rating
D

Valid until: 16 February 2036

Certificate number: 9265-3059-2202-5356-1204

Property type

Semi-detached house

Total floor area

126 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-](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord)

Energy rating and score

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

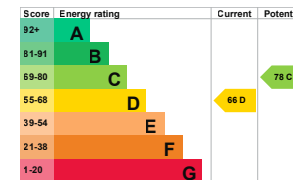
See [how to improve this property's energy efficiency](#).

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

Properties get aratingfromA(best)toG (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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