

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

Wynnewood, 90 Bristol Road Whitchurch Village Bristol BS14 0QW

A magnificent five bedroom detached family home with indoor heated swimming pool & games room, offering spacious, quality accommodation that demands only an internal inspection to be appreciated.



REF: ASW5618

£1,300,000

Five bedroom detached family home * Magnificent hallway * Indoor heated pool * Games room * Three bathrooms * Refitted kitchen * Four reception rooms * Gas central heating & air conditioning * Council tax band: F * EPC Rating: D

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

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SITUATION:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:

It is a privilege to offer for sale, a property that in our opinion is one of the finest homes in the South Bristol area. Originally built in the 1930's, the property was sympathetically extended and completely remodelled to now offer a very grand, spacious family home with some features that are normally only found in properties from a much higher price range. Situated on the edge of Whitchurch Village, the property offers a heated indoor swimming pool and a games room with a bar, poker & full size snooker table positioned at the end of the rear garden, with forward views of countryside, the property demands only an internal viewing to be appreciated. All viewings to be strictly conducted through the selling agents.

HALLWAY:

Double glazed entrance door with leaded side windows, fitted storage cupboard and seat, tiled flooring, large built-in cupboard, archway through to feature inner hallway, doors to cloakroom and door to reception/gym.

CLOAKROOM:

Fitted with a white low level W.C, pedestal wash hand basin, continuation of tiled flooring from hallway, extractor fan.

INNER HALLWAY:

This is approached via a large archway from the entrance hall. Undoubtedly one of the main features of the property is this substantial and elegant internal hallway which has a central turning central staircase rising to the first floor, enjoying light provided by an atrium style ceiling on the landing, two panelled radiators, continuation of tiled flooring, wiring for wall lights.

RECEPTION/GYM: 18' 7" x 9' 1" (5.66m x 2.77m)

Leaded double glazed French doors overlooking and giving access onto the rear garden, panelled radiator, low voltage recessed ceiling spotlights, decorative wooden flooring.

SNUG/STUDY: 13' 2" x 11' 1" inot bay (4.01m x 3.38m)

Leaded double glazed bay window to the front, double panelled radiator, tiled flooring, television point.

LIVING ROOM: 18' 8" x 16' 7" (5.69m x 5.05m)

Leaded double glazed French doors and side windows opening onto the garden, feature marble fireplace with cast iron inset grate with gas living flame fire, double panelled radiator, television point, decorative cornice and ceiling rose, wiring for wall lights, panelled double doors to:

DINING ROOM: 15' 0" x 11' 4" (4.57m x 3.45m)

Leaded double glazed French doors overlooking and giving access onto the rear garden, decorative cornice and ceiling rose, paneled radiator, door to the utility room.

KITCHEN/BREAKFAST ROOM: 19' 0" x 18' 9" maximum (5.79m x 5.71m)

A large 'L' shaped room incorporating several of the original rooms. Two leaded double glazed windows to the front. The kitchen has been comprehensively refitted with a range of high gloss white wall units with fitted cornice and light pelmets concealing worksurface lighting, base fitted units including a peninsular unit with quartz worktops, twin inset stainless steel bowls, integrated appliances to include, Miele induction hob with cooker hood over, three built-in ovens, coffee maker, full height fridge and separate freezer also built-in wok hob. Recessed low voltage ceiling spotlights, double panelled radiator, stone tiled floor, door to:

UTILITY ROOM: 10' 7" x 10' 8" (3.22m x 3.25m)

Leaded double glazed door to the side, tiled flooring, fitted wall and base cupboards, plumbing for washing machine, dishwasher and vented for tumble dryer, recessed low voltage spotlights, panelled radiator, Worcester gas fired boiler supplying central heating and domestic hot water, door through to dining room.

FIRST FLOOR LANDING:

Another wonderful feature of this fine property is the outstanding landing with walk around gallery, lit by an atrium style ceiling, panelled radiator, decorative cornice, large walk in airing cupboard housing a lagged hot water cylinder.

MASTER BEDROOM: 18' 10" x 13' 5" (5.74m x 4.09m)

Leaded double glazed French doors and side windows opening onto a large balcony to enjoy views of the rear garden and Atlantis, built-in wardrobes, television point, panelled radiator, decorative cornice, door to:

EN-SUITE DRESSING ROOM: 9' 0" x 5' 10" (2.74m x 1.78m)

Leaded double glazed window overlooking the rear garden, fitted drawers and dressing table to match the bedroom, single radiator, built-in wardrobe, decorative cornice.

EN-SUITE SHOWER ROOM:

Double glazed velux style window, large shower cubicle having two power showers, vanity wash hand basin with decorative mirror and display over, close coupled W.C, Aqua boarding to all walls, tiled flooring, designer radiator, low voltage ceiling spotlights.

BEDROOM TWO: 14' 10" x 8' 11" (4.52m x 2.72m)

Leaded double glazed window to the front, panelled radiator, fitted wardrobes, access to loft space with retractable ladder.

BEDROOM THREE: 13' 0" x 11' 5" (3.96m x 3.48m)

Leaded double glazed window overlooking the rear garden, built-in wardrobes, panelled radiator, television point.

BEDROOM FOUR: 14' 3" x 11' 5" (4.34m x 3.48m)

Leaded double glazed window to the front, signal panelled radiator, fitted wardrobe with shelving, door to:

SHOWER ROOM:

A Jack and Jill shower room with access from bedroom four and the landing. Leaded double glazed window to the side, large shower cubicle with mixer shower and overhead spray and body spray, vanity wash hand basin with storage cupboard, central mirror, tiled floor. close coupled W.C, designer radiator.

BEDROOM FIVE: 11' 2" x 11' 7" (3.40m x 3.53m)

Leaded double glazed window to the front, single panelled radiator, television point, built-in storage cupboard, decorative cornice.

FAMILY BATHROOM:

Leaded double glazed window to the side and double glazed Velux window, fitted with a white suite comprising a corner bath with pull out shower mixer, wall attached wash hand basin, close coupled W.C, tiled walls and floor, recessed low voltage spotlights, designer radiator.

FRONT GARDEN:

The front it is completely enclosed with walling and decorative shrubbery, laid to imprinted concrete providing off road parking for numerous cars, complete with outside lighting and electric charging point approached via electrically operated gates. Various palm trees and Magnolia.

REAR GARDEN:

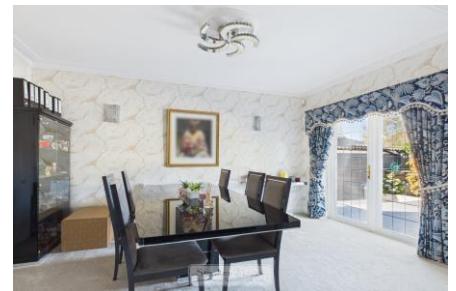
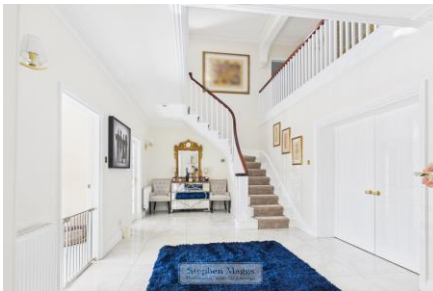
At the rear is a garden enclosed fully with hedging and fencing having large area central laid to marble style patio, artificial grass, composite decking, various flowerbeds and palm trees leading down to Atlantis and a fully covered hot tub room with hot tub.

ATLANTIS:

There is a large outbuilding named 'Atlantis' approached from the rear patio via ten panel bi-fold door, comprising:

POOL AREA: 32' 9" x 25' 9" (9.97m x 7.84m)

Fully tiled floor and wall area to the heated indoor Swimming pool has a Fast Jet and Pool cannon with cover. Illuminated starlight ceiling, air conditioning, walk through area which gives access to the shower room, cloakroom and steam room with lighting and sound system. Door way to:



Stephen Maggs

Residential Sales & Lettings

If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

Anti-Money Laundering - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

90 Bristol Road
Whitchurch
BRISTOL
BS14 0QW

Energy rating

D

Valid until:

23 March 2036

Certificate
number:

2150-2007-2160-5006-4225

Property type

Detached house

Total floor area

294 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 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		