



18 HAM GREEN, PILL, BS20 0EY



# 18 HAM GREEN

## PILL BS20 0EY

- Spacious Three Bedroom Property
- Well Presented Throughout
- Off Road Parking
- Modern Kitchen/Diner
- Detached Workshop With Electric And Light
- Large Mature Plot
- Elevated Position With Great Outlook
- Attached Garage
- Great Transport Links To Bristol

Set in an elevated position with far-reaching views in every direction, this deceptively spacious property offers a wonderful blend of comfort, practicality, and charm. The accommodation comprises three well-proportioned bedrooms, a large living room that takes full advantage of the property's superb outlook, and a spacious kitchen-diner that provides a perfect hub for family life or entertaining guests.

Externally, the property continues to impress with an attached garage, off-road parking, and a mature garden that wraps around the home. The garden is rich with established trees, well-stocked borders, and plenty of space for relaxation or outdoor activities.

To arrange a viewing or for more information, contact one of our experienced property professionals today. Our team is ready to assist you in making this exceptional property your new home.

Call, Click or Come In: 01275 430440 / [sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water, Mains Drainage

All viewings are strictly by appointment with sole agent Goodman & Lilley: 01275 430440

### ACCOMMODATION COMPRISING;

#### ENTRANCE

A bright and welcoming entrance hall provides access to the family bathroom, living room, kitchen-diner, and bedroom three, with stairs rising to the first floor.

#### LIVING ROOM

An elevated living space that evokes the feeling of a treehouse, featuring two large windows that offer a pleasant outlook over the mature garden.

#### KITCHEN/DINER

A well-presented, modern kitchen fitted with a range of matching wall and base units and integrated appliances. A window overlooks the rear garden, while a door provides internal access to the integral garage. Glazed double doors open onto a raised terrace, offering lovely views over the garden and creating a seamless indoor-outdoor connection.

#### BEDROOM TWO

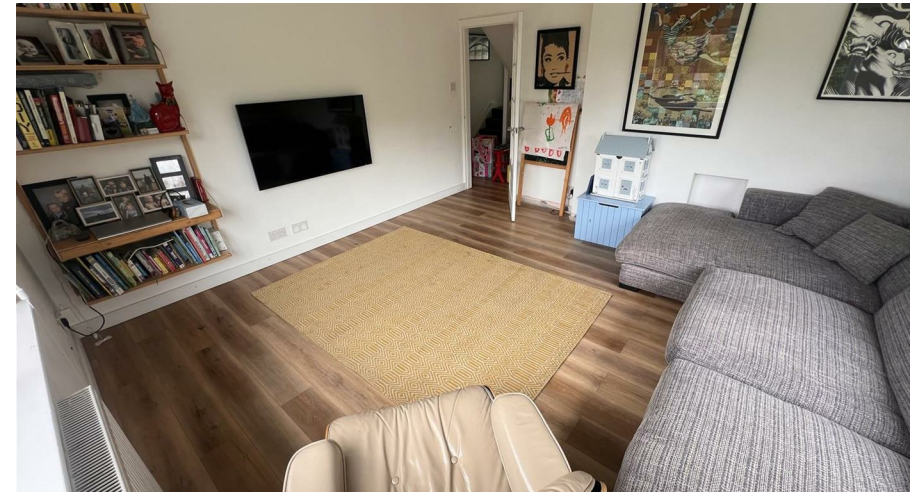
A spacious double bedroom featuring two windows to the front and side, both offering a pleasant outlook and plenty of natural light.

#### FAMILY BATHROOM

Recently refitted to a modern standard, the bathroom features a stylish three-piece suite comprising a low-level WC, pedestal sink, and a P-shaped bath with an industrial-style glass shower screen. A window to the front aspect allows for natural light and ventilation.

#### FIRST FLOOR LANDING

First-floor landing with doors leading to bedroom one, bedroom three, upstairs WC and storage cupboard.







### BEDROOM ONE

A fantastic master bedroom featuring two sets of built-in wardrobes and a door providing access to useful eaves storage. A large window to the front aspect offers a great outlook and floods the room with natural light, while providing the perfect space for a dressing table area.

### BEDROOM THREE

Bedroom three is a dual-aspect double room with windows to both the front and side, allowing plenty of natural light.

### WC

On the first floor is a WC with a two-piece suite comprising a low-level WC and a sink. A window to the front aspect provides natural light, and there is a door leading to the eaves storage area.

### GARDEN

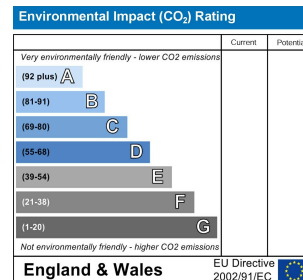
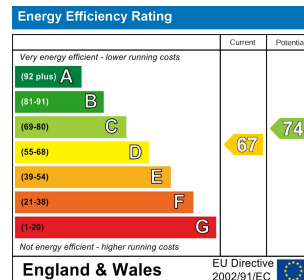
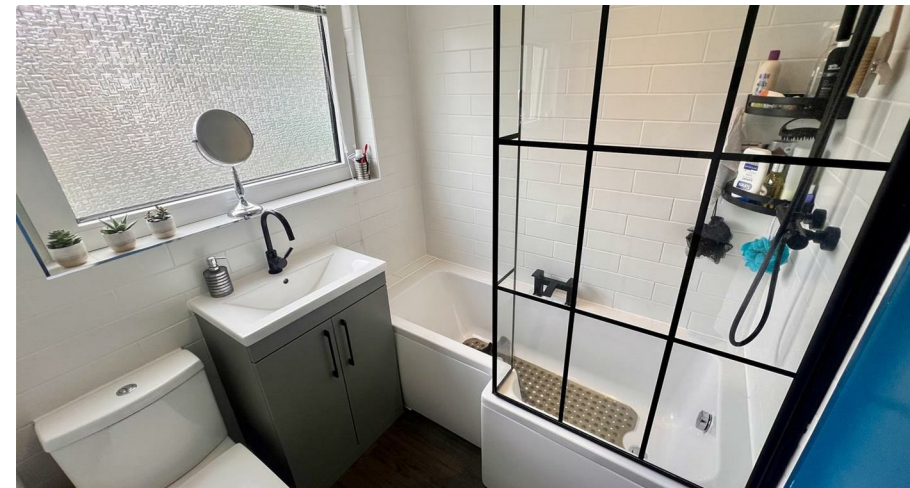
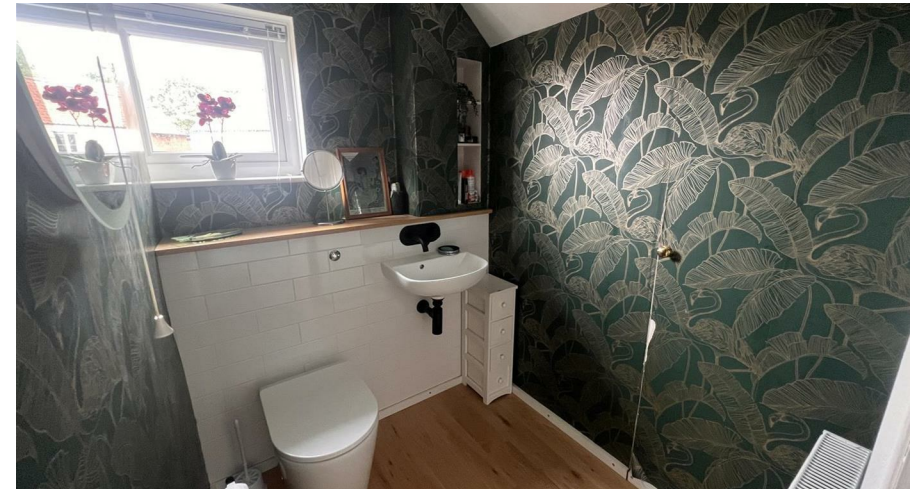
The crowning glory of this wonderful property is undoubtedly the garden! Set within a large, mature plot, the house benefits from a raised terrace accessed via the kitchen-diner and garage, leading down to a sprawling lawn bordered by established trees and shrubs. The garden also offers convenient access to a detached workshop, making it both a beautiful and practical outdoor space.

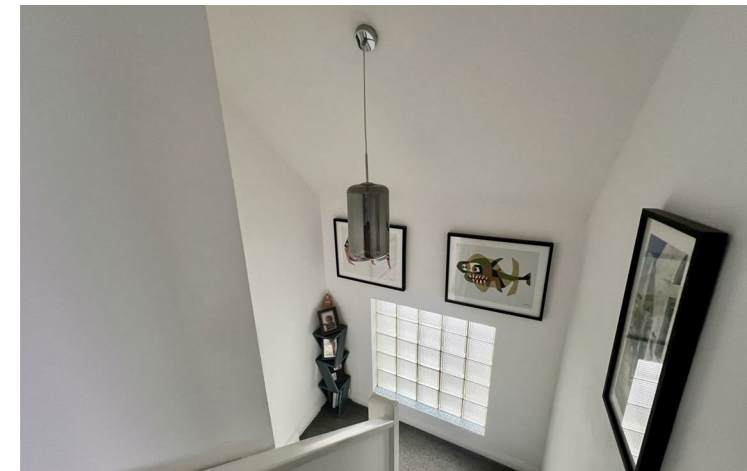
### WORKSHOP

Measuring over 27ft in length and equipped with mains electricity and its own fuse breaker, this workshop is ideal for hobbies or running a home business. It features two windows to the side and a separate door at the rear for easy access.

### GARAGE AND PARKING

The larger-than-average single garage benefits from lighting, electricity, an up-and-over door, and a courtesy door leading onto a raised rear terrace. The driveway provides off-road parking for at least three cars and leads directly to the garage.



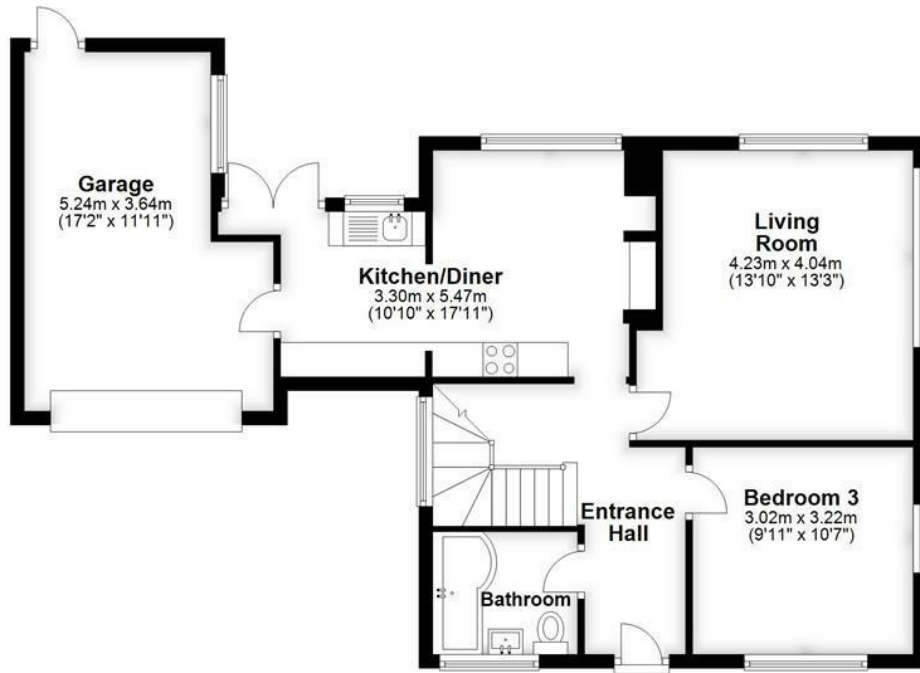


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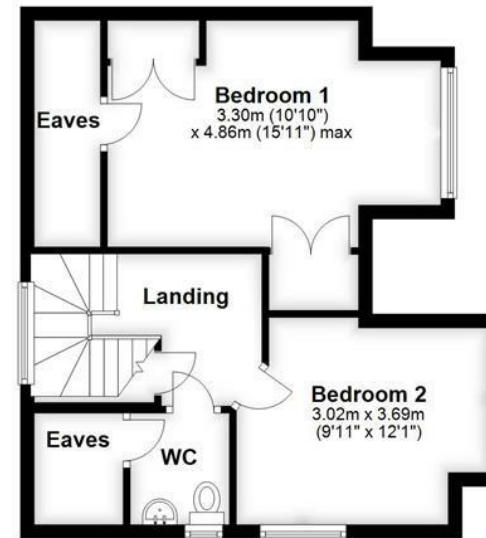
### Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



### Workshop

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 99.4 sq. metres (1070.5 sq. feet)



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