



17 Ridings Wood Way, Barrow Gurney

Guide Price £825,000

RICHARD
HARDING



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Barrow Gurney, Bristol,

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An exceptionally smart 4 double bedroom (2 en-suite) detached two storey home sought in an enviable position with wonderful views out to the woodland opposite and enjoying lateral accommodation over two floors (1,935 sq. ft.), off road parking for multiple cars and a tandem garage.

Key Features

- Balanced and well-arranged internal layout with welcoming central entrance hallway, two separate good sized reception rooms and a stunning 28ft x 10ft kitchen/dining room, as well as a utility room, ground floor cloakroom/wc and understairs storage. To the first floor there are four well-proportioned double bedrooms (2 with en-suite) and a family bathroom/wc.
- Nestled in an incredibly peaceful section of this sought-after low-density development in a semi-rural setting on the fringes of Long Ashton and therefore within an easy commute of Bristol, whilst enjoying the peace and tranquillity of the countryside.
- Outside of the property an expansive driveway offers off road parking for at least three vehicles with EV charging point and access to a tandem garage, plus gated access to a manageable lawned rear garden.
- Sold due to re-location, this modern (2024) detached family home offers an energy efficient high specification home in a friendly and neighbourly community.





GROUND FLOOR

APPROACH: via a landscaped driveway frontage affording off road parking for several cars. To the left of the property there is a tandem double length garage and to the centre of the driveway there is gated access to an attractive covered central entrance to the house.

ENTRANCE HALLWAY: a central staircase rising to first floor landing with generous understairs storage, high ceiling, wall lights and thermostat control for central heating. Doors leading off to the sitting room, reception 2/family room, kitchen/dining room and ground floor cloakroom/wc.

SITTING ROOM: (front) (16'9" x 11'2") (5.10m x 3.41m) a bay fronted sitting room with high ceiling, box bay to front comprising double glazed windows, further double glazed window to side and a radiator.

RECEPTION 2/FAMILY ROOM: (19'7" x 9'8") (5.96m x 2.95m) a generous second reception room with double doors providing a sociable connection through to the kitchen/dining room, high ceiling with double glazed windows to front and a radiator.

KITCHEN/DINING ROOM: (28'9" x 10'7") (8.76m x 3.23m) an expansive large family kitchen/dining space with fitted kitchen comprising base and eye level gloss white units with square edged quartz worktop over. Integrated Bosch appliances including double oven, microwave combi oven and induction hob with extraction over. Integrated dishwasher. Inset 1½ bowl sink and drainer unit, double glazed windows to rear overlooking the rear garden and door accessing the utility room. To the dining area of the kitchen there is ample space for dining and seating furniture and three bi-folding doors accessing the peaceful lawned rear garden.

UTILITY ROOM: a smart utility space with base and eye level units with quartz worktop over, integrated washing machine, further appliance space for dryer and inset floor mat. Part double glazed door to side accessing a gated side pathway leading from the front to the rear of the property.

CLOAKROOM/WC: low level wc, wash basin, radiator and extraction.



FIRST FLOOR

LANDING: a central galleried landing with doors off to all four double bedrooms and family bathroom/wc, loft hatch providing access into a generous loft storage space.

BEDROOM 1: (front) (14'11" x 11'2") (4.55m x 3.41m) a good-sized principal double bedroom with high ceiling. Double glazed windows to front, offering a lovely leafy outlook over the communal lawned grounds towards the neighbouring woods in the distance. Recessed double wardrobe and a radiator. Door accessing:-

En Suite Shower Room/wc: a shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, part tiled walls, tiled floor, heated towel rail, extractor fan and inset spotlights.

BEDROOM 2: (front) (14'2" x 9'11") (4.32m x 3.03m) a double bedroom with high ceiling. Double glazed windows to front, offering a similar leafy outlook as bedroom 1. Radiator. Door accessing:-

En Suite Shower Room/wc: a white suite comprising shower enclosure with dual heated system fed shower, low level wc, pedestal wash basin, shaver point, inset spotlights, extractor fan, heated towel rail, part tiled walls, tiled floor and a double glazed window to front.

BEDROOM 3: (rear) (12'5" x 9'11") (3.78m x 3.02m) a double bedroom with high ceiling and radiator. Double glazed windows to rear, overlooking the rear and neighbouring gardens.

BEDROOM 4: (rear) (11'1" x 10'4") (3.38m x 3.14m) a double bedroom, currently arranged as a walk in dressing room with double glazed windows to rear, overlooking the rear garden. Radiator. Door accessing a generous recessed storage cupboard.

FAMILY BATHROOM/WC: a white suite comprising panelled bath with system fed shower, low level wc, pedestal wash basin. Heated towel rail, inset spotlights and an extractor fan.



OUTSIDE

OFF ROAD PARKING & GARAGE: there is a generous brick paved frontage to the property providing off road parking for at least four vehicles with EV charging point. The parking leads up to a tandem garage (23'0" x 10'2") (7.01m x 3.00m) with electric door, pitched roof and ample space for a further vehicle plus bicycles etc. There is a further door out of the garage to the driveway at the side with gated access to the rear garden.

REAR GARDEN: mainly laid to lawn with fenced boundaries and flower borders with bark chippings and ornamental trees. There is a paved seating area closest to the property with stone chippings providing a pathway wrapping round the rear and side of the property where there is gated side access to the front.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Ridings Wood Way, Barrow Gurney, Bristol, BS48 3ER

Approximate Gross Internal Area = 158.10 sq m / 1701.80 sq ft

Garage Area = 21.70 sq m / 233.90 sq ft

Total Area = 179.80 sq m / 1935.70 sq ft

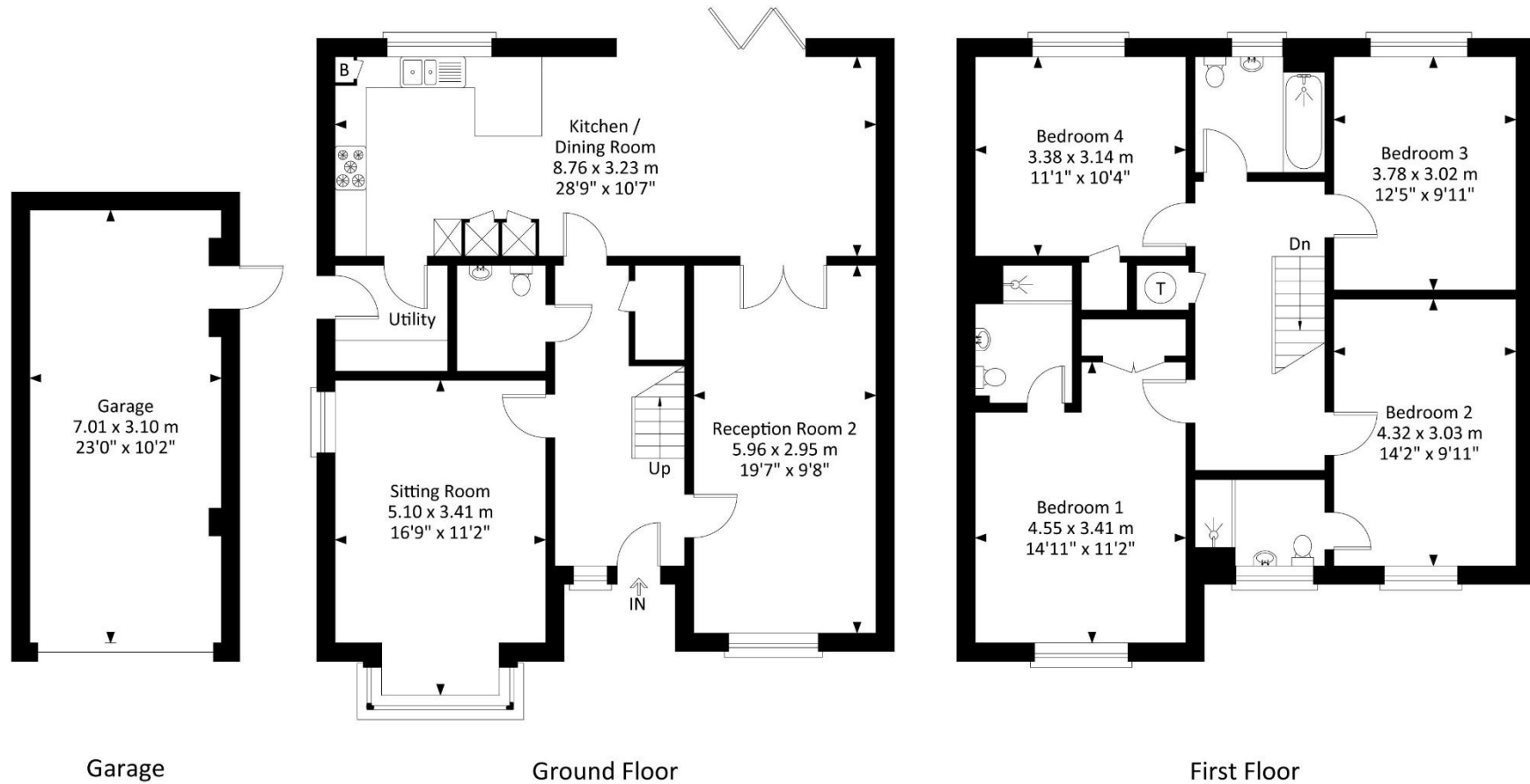


Illustration for identification purposes only, measurements and approximate, not to scale.