



PENN DRIVE
FRENCHAY, BRISTOL, BS16 1NN
OFFERS OVER £1,000,000



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GROUND FLOOR

ENTRANCE HALL

LOUNGE

17'4" x 14'11"

KITCHEN

24'3" x 14'3"

DINING AREA

17'9" x 11'10"

STUDY

9'10" x 5'5"

UTILITY ROOM

9'10" x 6'5"

CLOAKROOM

6'2" x 3'2"

INNER HALL

PRINCIPAL ROOM

17'0" x 13'0"

DRESSING ROOM

5'7" x 4'7"

ENSUITE SHOWER ROOM

8'2" x 6'3"

BEDROOM TWO

13'9" x 10'3"

ENSUITE SHOWER ROOM

7'3" x 6'3"

BEDROOM THREE

11'1" x 10'2"

BEDROOM FOUR

11'1" x 8'6"

FAMILY BATHROOM

11'0" x 7'2"

OUTSIDE

FRONT GARDEN

REAR GARDEN

SIDE GARDEN

DOUBLE GARAGE

16'9" x 15'10"

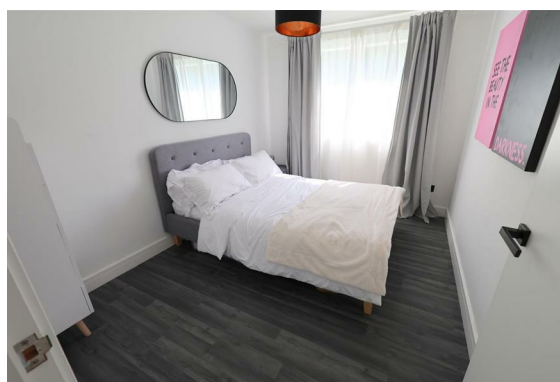
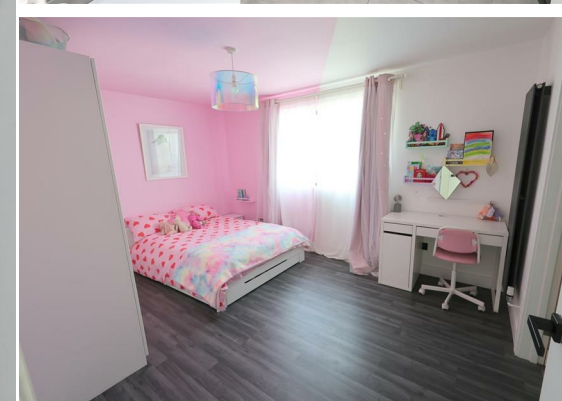
DRIVE



Available for acquisition, this stunning four-bedroom detached executive residence offers an unparalleled standard of contemporary, single-level living. Extensively extended and meticulously designed, the property perfectly balances elegance and high-end corporate lifestyle. Situated in a prestigious cul-de-sac in historic Frenchay Village, the home offers a sought-after village lifestyle just four miles north of Bristol's vibrant city centre.

It is uniquely positioned for senior executives, providing rapid commuter access to the M4 and M5 motorway networks alongside Bristol Parkway Station. The property sits on the doorstep of major corporate hubs including the MOD, Rolls-Royce, and Airbus, while families will benefit from close proximity to the highly prestigious Collegiate School.

The heart of this home is an exceptional open-plan living space defined by sophisticated, polished concrete floors and neutral decor. The entrance flows seamlessly into a revolutionary sunken lounge, fully equipped with a large family sofa and a built-in Sonos surround sound system. Floor-to-ceiling glass beautifully frames the room, while expansive sliding doors open directly onto the private grounds to create a fluid indoor-outdoor lifestyle. The bespoke chef's kitchen boasts clean, elegant lines with premium tall units

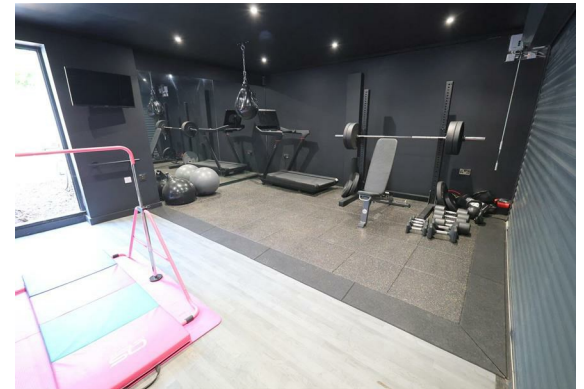


incorporating an eye-level oven, a combination microwave, an integrated coffee machine and a tall fridge-freezer. A generous central island with seating for six serves as the ultimate hosting hub, fully specified with a five-ring induction hob, a wine fridge, an integrated dishwasher and an inset sink with a premium Quooker tap providing instant boiling and filtered cold water alongside a waste disposal unit. Perfectly tailored for modern hybrid working, the dining area connects to a dedicated, quiet study.

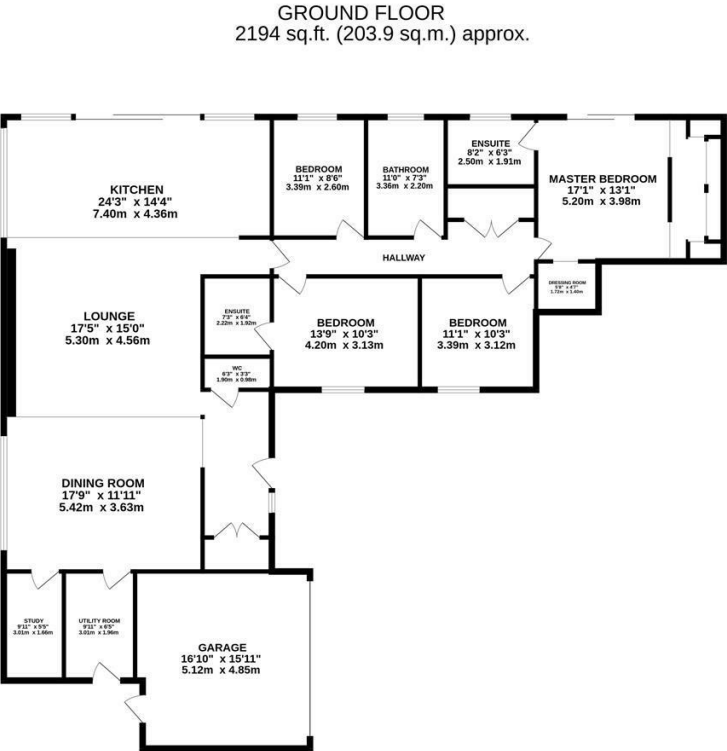
A separate utility room housing both a washing machine and a tumble dryer ensures household functionality remains discreetly out of sight.

The beautifully presented bedroom wing is privately secluded from the main social spaces to guarantee a peaceful sanctuary. The principal suite features hidden built-in wardrobes, a dedicated dressing room and a luxury three-piece en-suite shower room. The second bedroom also benefits from its own private en-suite bathroom, making it ideal for guests or older children. The third and fourth bedrooms share a spectacular, spacious four-piece family wet room featuring a mains-plumbed shower and a luxurious sunken Jacuzzi bath. The exterior of the property is equally impressive, offering fully enclosed private gardens that provide a highly secure environment for families with young children. The meticulously landscaped grounds feature a low-maintenance artificial lawn, an extensive patio and a striking sunken seating area designed for alfresco dining. Strategic architectural lighting illuminates the entire outdoor area, allowing the garden to be enjoyed well into the evening, whether you are entertaining or simply unwinding after a demanding day.

Secure off-road parking and a dedicated EV charger are available to the front of the property. Adding to the property's exceptional lifestyle appeal, a dedicated children's play area is tucked neatly away to the rear of the house, while the double garage has been expertly converted into a fully equipped private home gymnasium. Offered by owners relocating overseas, this cherished property represents a rare opportunity to purchase a world-class home in one of Bristol's most desirable commuter enclaves.

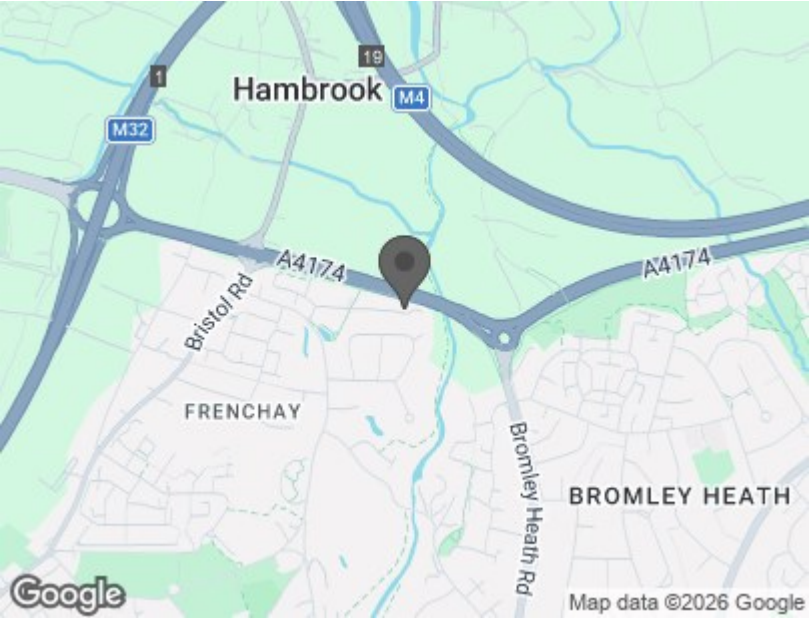


FLOOR PLAN



TOTAL FLOOR AREA: 2194 sq.ft. (203.9 sq.m.) approx.
While 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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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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