



16, Hoopers Walk, Longwell Green, Bristol,  
South Gloucestershire, BS30 9DZ

£329,950

'A Room with a View' Anne James Estate Agents are delighted to offer this stylish and well-proportioned Coach House with garage. Constructed approximately seven years ago and occupying a sought-after location thanks to its easy, level walk to a range of local amenities, including cafes, bus routes and stores such as M&S, Asda and B&Q. Only a handful of these spacious Coach House designs can be found within this small and desirable development which backs onto open countryside with an array of wildlife including a family of deer. On arrival, a private entrance door leads into a welcoming lower hallway, from which there is direct access to the garage a highly practical and sought-after feature. The garage itself is an oversized single, complete with power, light, and an up-and-over door. An impressive staircase rises to the first-floor landing, opening into the heart of the home. The light-filled accommodation enjoys stunning open countryside views and comprises an open-plan kitchen, dining, and living area with access to a balcony and a staircase leading down to a generous, private, south-facing rear garden, which also extends to the side of the property. There are two well-proportioned bedrooms, including a principal bedroom with ensuite facilities, alongside a contemporary family bathroom. Further benefits include double glazing, gas central heating, two allocated parking spaces and a visitor's space. Early viewing of this fine property is highly recommended to fully appreciate the space, outlook, and unique design of this impressive home.



## Entrance

The entrance to the property is through a composite door with a glazed panel to the hallway.

## Entrance Hallway

Staircase to the first floor, radiator, door into the garage.

## First Floor Landing

Upvc double glazed window to the rear with far reaching views, radiator, door to storage cupboard, doors to bedrooms one and two, door to the bathroom, door to open concept lounge/diner/kitchen.

## Open concept Lounge/Diner/Kitchen

19' 8" x 14' 3" (5.99m x 4.34m)

Upvc double glazed window to the front, Upvc double glazed French doors with side panels to the rear balcony which leads to the rear garden, range of wall and base units with square edge work surfaces and upstands, 1.5 bowl stainless steel sink with mixer tap, integrated dishwasher, space for a washing machine, stainless steel oven, stainless steel gas hob with glass splashback, stainless steel cooker hood, space



for a fridge, space for a freezer, space for a table and chairs, inset spot lights, TV Point, two radiators.

## Bedroom One

15' 10" x 11' 2" (4.82m x 3.40m)

Upvc double glazed window to the front, double radiator, TV point, door to En Suite.

## En Suite

Tiled shower cubicle with glass screen and 'Mira' shower, WC, vanity unit with wash hand basin, heated towel rail, extractor fan, tiled flooring, tiled splashbacks

## Bedroom Two

15' 10" x 8' 8" (4.82m x 2.63m)

Upvc double glazed window to the front, radiator, access to loft space with light, TV point, fitted wardrobes.

## Bathroom

Upvc double glazed obscure window to the rear, panel bath, mains shower over, shower attachment, mixer tap, tiled floor, tiled splashbacks, pedestal wash hand basin with mixer tap, shaver point, heated towel rail.





### Garage

20' 10" x 15' 7" (6.34m x 4.75m)

Oversized garage with an up and over door to the front, power and light supply, courtesy door to the hallway.

### Driveway

There are two parking spaces to the front of the property as well as a visitors parking space next to the bin store.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Council Tax Band B

### Management Fee

There is a management company (Pinnacle) who look after the grounds and common parts, pruning of hedges, bat box cleaning, weeding, lighting, parking scheme and children's play area. The yearly charge for this service is £410,00 which is paid in two instalments January and July.

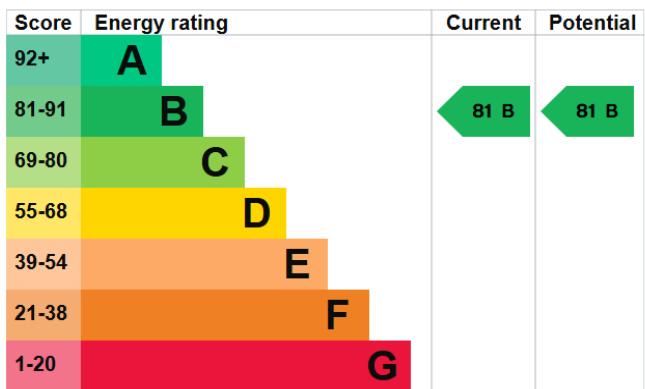
## Hoopers Walk, Longwell Green, Bristol, BS30

Approximate Area = 792 sq ft / 73.5 sq m

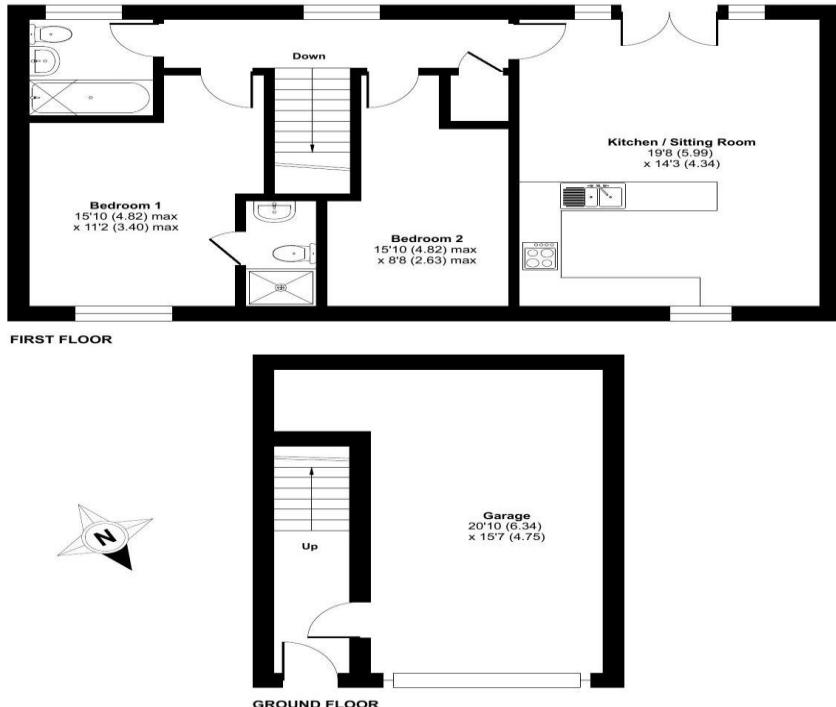
Garage = 249 sq ft / 23.1 sq m

Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Anne James Letting LTD. REF: 1409428

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.