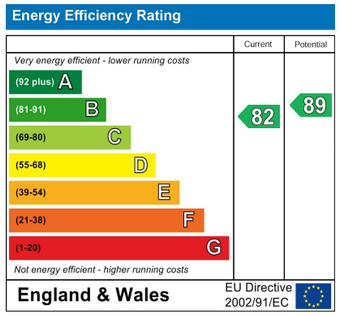
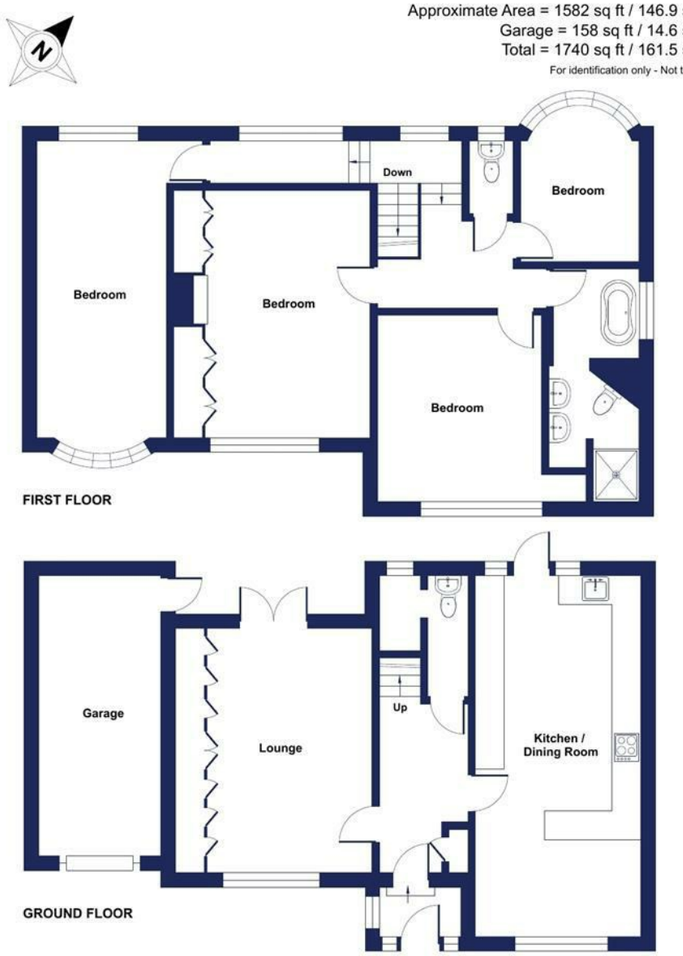


Wootton Park, Bristol, BS14

Approximate Area = 1582 sq ft / 146.9 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1740 sq ft / 161.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1488595

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CHARTERED SURVEYORS • ESTATE AGENTS

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

19 Wootton Park, Knowle, Bristol, BS14 9AQ

Guide Price £749,500

An outstanding four double bedroom detached home that offers high quality accommodation throughout.

- Detached
- Entrance hallway
- Lounge
- Kitchen/Dining room
- WC
- Landing
- Four double bedrooms
- Bathroom
- Landscaped gardens
- Garage

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RICS

19 Wootton Park, Knowle, Bristol, BS14 9AQ

An exquisite four double bedroom detached home that has been subject to an extensive programme of high-quality renovation and remodelling, seamlessly blending original character with stylish contemporary finishes.

Arranged across two floors, the beautifully presented accommodation is entered via a useful porch, which opens into a welcoming hallway with feature wall panelling and stairs rising to the first floor. The breathtaking lounge features bespoke shelving with inset lighting and French doors that open directly onto the rear garden. The centrepiece of the home is the impressive kitchen/dining room, fitted with a bespoke range of cabinetry, quartz work surfaces and an inset breakfast bar, alongside an extensive selection of integrated Bosch and AEG appliances. There is also ample space for a family-sized dining table, making this an ideal setting for both everyday living and entertaining. A useful WC with an adjoining utility cupboard completes the ground-floor accommodation. The first floor features an impressive landing with decorative wall panelling and dual windows overlooking the rear garden. Four generously proportioned double bedrooms are served by a luxurious five-piece bathroom, complete with a freestanding bath, twin wash basins and an oversized walk-in shower.

Externally, the gardens have been thoughtfully landscaped. To the front is a generous driveway accessed via a dropped kerb, complemented by a lawn, planted borders and tiled steps leading to the front door. The tiered rear garden has been finished to an equally high standard and offers several distinct areas for relaxation, play and entertaining. These include two level lawns, a composite decked seating area, a children's play area and a patio with space and plumbing for a hot tub, framed by attractive marble borders.

This unique and individually finished home further benefits from a garage and a complete onward sales chain, while enjoying a convenient position on the borders of Knowle.

INTERIOR

GROUND FLOOR

PORCH 1.9m x 1.1m (6'2" x 3'7")
Obscured double glazed windows to front and side aspects, glazed door leading to hallway.

HALLWAY 3.8m x 1.8m (12'5" x 5'10")
Feature panelling, radiator, power points, built in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5m x 4.1m (16'4" x 13'5")
Double glazed window to front aspect, glazed French doors to rear aspect overlooking rear garden, shelving and inset lighting to chimney recess, air conditioning unit, radiator, power points.

KITCHEN/DINING ROOM 7.7m x 3.5m (25'3" x 11'5")
Dual aspect double glazed windows to front and rear aspects, double glazed door to rear aspect providing access to rear garden. Bespoke built high quality kitchen comprising range of soft close wall and base units with Quartz work surfaces, dual Belfast sink with mixer tap over, range of integrated Bosch and AEG appliances including dual double electric ovens, combi electric and gas hob with extractor fan over, full height fridge, full height freezer and wine cooler. Power points, inset breakfast bar, Quartz splashbacks to all wet areas. Dining area benefitting from air conditioning unit, radiator, power points and ample space for family sized dining table.

WC 2.5m x 0.8m (8'2" x 2'7")
Double glazed window to rear aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, splashbacks to all wet areas. Opening leading to laundry cupboard with space, power and plumbing for washing machine and tumble dryer.

FIRST FLOOR

LANDING
Sprawling landing with dual windows to rear aspect overlooking rear garden, access to loft via hatch, feature panelling, radiator, power points, doors leading to rooms.

BEDROOM ONE 5m x 4m (16'4" x 13'1")
Double glazed window to front aspect, window to rear aspect to landing, four built in double wardrobes with storage cupboards adjoining, radiator, power points, air conditioning unit.

BEDROOM TWO 4m x 3.5m (13'1" x 11'5")
Double glazed window to front aspect, radiator, power points.

BEDROOM THREE 6.6m x 3.3m into bay (21'7" x 10'9" into bay)
Double glazed bay window to front aspect, double glazed window to rear aspect overlooking garden, radiator, power points, air conditioning unit.

BEDROOM FOUR 3.3m x 2.5m into bay (10'9" x 8'2" into bay)
Double glazed bay window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 4.9m x 2m (16'0" x 6'6")
to maximum points. Obscured double glazed window to rear aspect, luxurious five piece suite comprising his and her wash hand basins with mixer taps over, hidden cistern WC, freestanding bath with mixer tap and shower attachment over and oversized walk in shower cubicle with dual head shower off mains supply over. Inset lighting to feature alcoves, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Recently landscaped front garden comprising level lawn with wall and fenced boundaries, hardstanding driveway accessed via dropped kerb and leading to garage, tiled steps leading to front door.

REAR GARDEN
Landscaped rear garden laid to several tiers, comprising two level lawns with adjoining composite deck seating area, designated children's play area and flower beds. Patio with power and space for a hot tub, fenced boundaries, tiled and marble borders and steps, gated path leading to front of property, timber shed, door leading to garage.

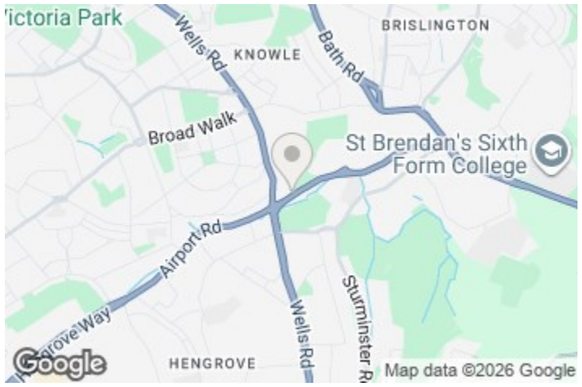
GARAGE
Single garage accessed via up and over door with pedestrian access to rear garden, benefitting from power and lighting.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
This property is located within a coal mining reporting area.

Local authority: City of Bristol.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).



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