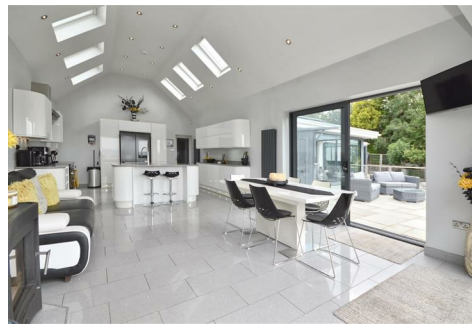




Doverhay Woollard Lane, Bristol, BS14 0QS

£1,200,000

This immaculate detached 4-bedroom bungalow is for sale in the rural outskirts of Bristol, offering approximately 2,400 sq ft of accommodation set in grounds just under 2 acres. Designed to maximise the surrounding countryside views, the property provides generous and flexible single-storey living.

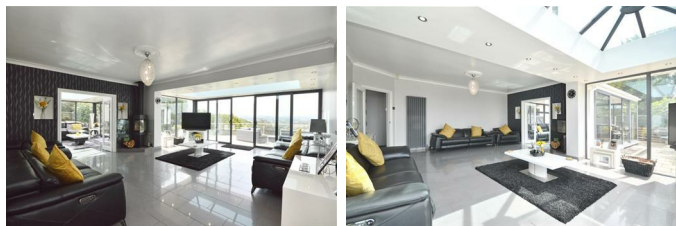
There are two reception rooms, including a sitting room featuring bi-fold doors, underfloor heating, a wood-burning stove and an atrium, creating a bright central living space that opens directly onto the garden and raised patio with glazed surround. A sun room with further bi-fold doors and atrium offers an additional reception area. The open-plan kitchen/diner/family room also benefits from bi-fold doors and a log burner linked to the heating system, providing a practical and efficient layout for everyday living and entertaining. A separate utility room supports the main kitchen.

The bungalow offers three double bedrooms plus a fourth bedroom, currently used as an office but also suitable as a dressing room to the principal suite. Two bedrooms have en-suite facilities, complemented by a further luxury bathroom. The property holds an EPC rating of C and falls within Council Tax Band F.

Entrance Hall

Sitting Room

23'6" x 18'3" (7.18 x 5.59)



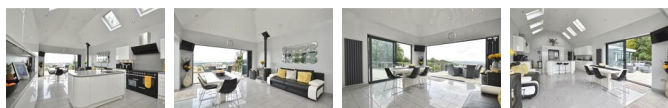
Sun Room

17'10" x 13'8" (5.46 x 4.17)



Kitchen / Diner / Family Room

28'8" x 14'6" (8.75 x 4.44)



Utility Room

9'6" x 7'1" (2.94 x 2.17)

Cloakroom

9'7" x 3'2" (2.94 x 0.97)

Principle Bedroom

14'11" x 11'10" max (4.55 x 3.62 max)



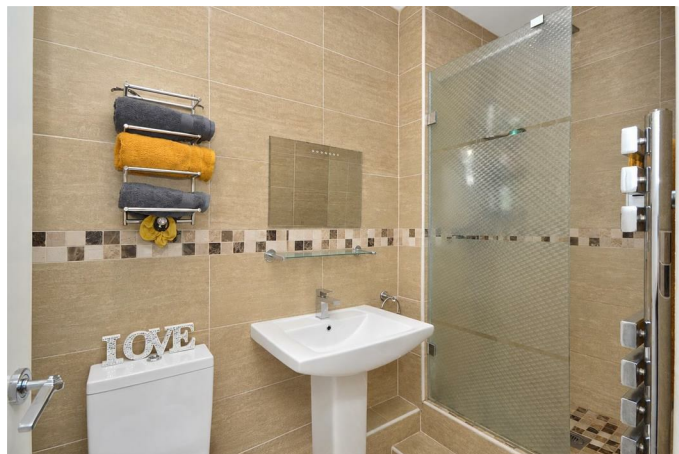
Dressing Room / Potential Bedroom Four

8'5" x 8'3" (2.57 x 2.52)



En-Suite

8'5" x 4'6" (2.57 x 1.38)



Bedroom Two

11'11" x 11'10" (3.64 x 3.61)



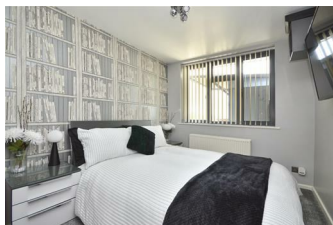
En-Suite

7'11" x 3'3" (2.43 x 1.00)



Bedroom Three

18'7" x 8'1" max (5.68 x 2.47 max)



Family Bathroom

13'5" x 8'0" (4.11 x 2.45)



Gardens & View



Front & Drive

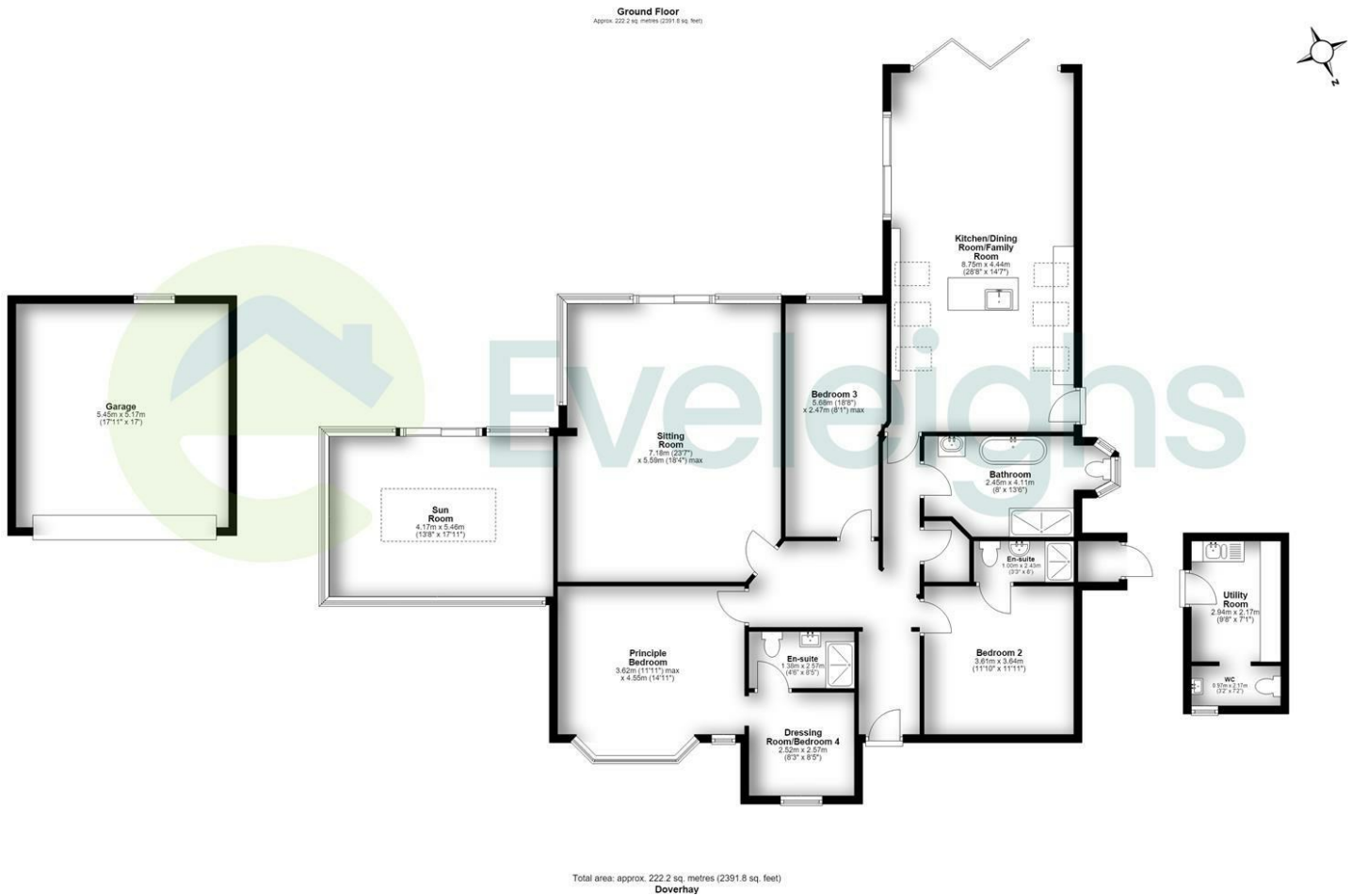


Detached Double Garage

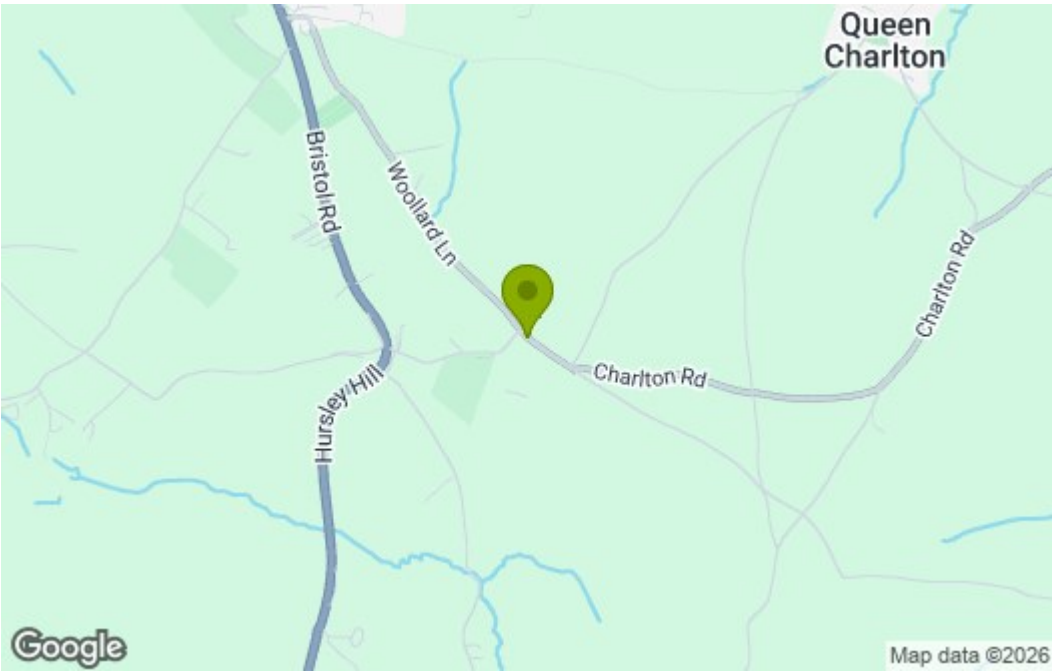
17'10" x 16'11" (5.45 x 5.17)

Drone & Ariel Photos

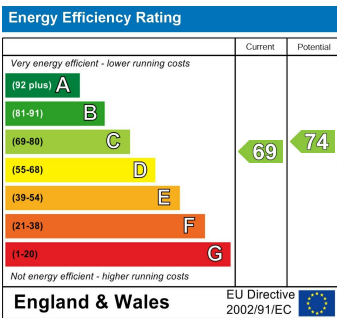
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.