



**Church Road,  
Bristol, BS36 2BH**

**PRICE: Price Guide  
£749,000**

## Property Features

- Detached Cottage
- 4 Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- Utility/WC/Shower Room
- Double Garage
- Backing Onto Countryside
- Ample Parking
- No Onward Chain

## Full Description

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A double garage offers plenty of storage or parking options. The property is being sold with no onward chain, allowing for a smooth transition for the new owners.

While the cottage is in need of some modernisation it presents a wonderful opportunity to create a personalised haven in a popular setting. With its idyllic location backing onto fields. Located on Church Road in the popular village of Frampton Cotterell, Bristol, this delightful four-bedroom detached cottage offers a unique opportunity for those seeking a home with character and potential. With three spacious reception rooms, this property offers great family space.

To the rear of the property is the kitchen/breakfast room leading into a large conservatory that extends the living area, currently arranged as a dining room, both with views over the garden.

The property also features a utility room with a shower, adding convenience to daily living. The four well-proportioned bedrooms provide ample space for family or guests, while the bathroom is ready for your personal touch.

Don't miss the chance to make this cottage your own and enjoy the tranquil lifestyle that Frampton Cotterell has to offer.

### Entrance Hall

Entrance via UPVC double glazed door to entrance porch/hall, UPVC double glazed window to side aspect, built in cupboard, stairs to first floor accommodation, radiator.

### Reception Room

12'2 x 10'0 (3.71m x 3.05m)

UPVC double glazed window to front aspect, double radiator.

### Dining Room

13'7 x 9'9 (4.14m x 2.97m)

UPVC double glazed window to side aspect, wall light points, double radiator, exposed beams.

### Living Room

21'11 x 11'0 (6.68m x 3.35m)

UPVC double glazed windows to front and side aspects, 2 radiators, stone fireplace with inset gas coal effect fire.



**Kitchen/Dining Room**

18'11 x 10'8 (5.77m x 3.25m)

UPVC double glazed window to rear aspect, door to utility room, UPVC double glazed French doors to conservatory, floor standing Baxi boiler, fitted wall and base units with work surfaces over, stainless steel sink unit with mixer tap, space for electric cooker, double radiator.

**Utility/Shower Room**

10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed window to side aspect, UPVC stable door to garden, plumbing for washing machine Belfast sink, wall units, work surfaces with space for appliances under, shower tray with Mira shower, heated towel rail, door to -

**Cloakroom**

Obscure window to rear aspect, WC, wash hand basin with vanity unit under.

**Conservatory**

18'4 x 10'2 (5.59m x 3.10m)

UPVC double glazed windows to three sides, UPVC double glazed French doors to garden, tiled floor, wall light points, double radiator.

**Landing**

UPVC double glazed window to front aspect, access to loft space, split level, dado rail, doors to -

**Bedroom 1**

11'5 x 10'8 (3.48m x 3.25m )

UPVC double glazed window to front aspect, wall light points, double radiator, built in wardrobe with sliding doors.

**Bedroom 2**

11'0 x 10'8 (3.35m x 3.25m)

UPVC double glazed window to front aspect, double radiator, built in cupboard and wardrobes.

**Bedroom 3**

11'0 x 10'6 (3.35m x 3.20m)

UPVC double glazed window to rear aspect, double radiator, built in wardrobe.

**Bedroom 4**

7'11 x 7'3 (2.41m x 2.21m)

UPVC double glazed window to rear aspect.

**Bathroom**

10'6 x 9'4 (3.20m x 2.84m)

UPVC double glazed window to side aspect, suite comprising corner bath, pedestal wash hand basin, bidet, WC, double radiator, exposed beam, part tiled walls, shaver point, cupboard housing hot water tank.

**Front Garden**

Enclosed by stone wall and gate, laid mainly to lawn, established shrubs, pathway leading to front door and driveway, double gate providing access to driveway with ample off street parking.

**Rear Garden**

Enclosed by hedging, laid mainly to lawn with patio seating area and vegetable patch, apple tree, larding standing with shed.

**Double Garage**

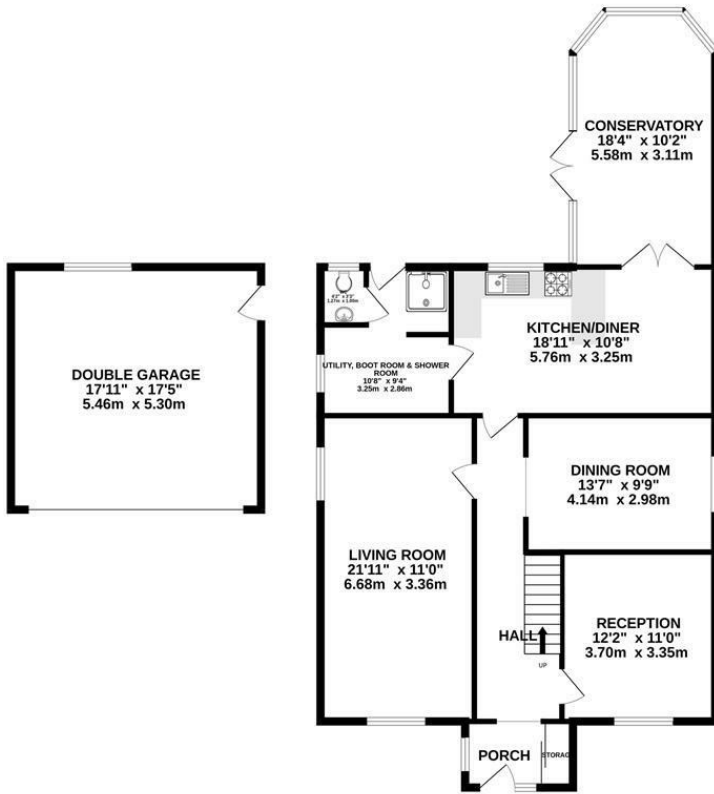
Electric roller door, power and light, personnel door to garden.



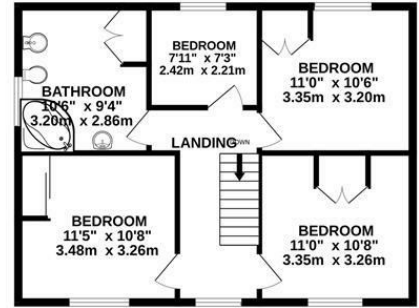
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.3 sq.m.) approx.

Whilst 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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