

103 ROMAN WAY
HANHAM
BRISTOL
BS15 3FG
OFFERS OVER £290,000



GREGORYS
ESTATE AGENTS

POSITIONED WITHIN THIS AWARD WINNING, SUSTAINABLE ECO DEVELOPMENT, HANHAM HALL ECO VILLAGE IS THE LARGEST ECO DEVELOPMENT IN EUROPE, CONSTRUCTED BY MESSRS 'BARRATT HOMES' CIRCA 2014. WITHIN ITS MANY, QUIET CUL-DE-SAC'S, SITS THIS STUNNING TWO BEDROOM COACH HOUSE BOASTING MANY BENEFITS BOTH INSIDE AND OUT AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

This impressive freehold coach house, sits proudly to the outskirts of this thriving neighbourhood. Access is private to the apartment with stairs leading to an expansive, private balcony which in turn provides direct access to the property. The balcony offers a peaceful area to sit and take in the surrounding countryside views.

Offering stylish one level living, this charming coach house boasts generous room proportions bathed in natural light via the many floor to ceiling windows. Once inside, you step into the main central living room - the lounge/diner. A spacious room benefitting vaulted ceilings and dual aspect windows with large floor to ceiling windows overlooking the balcony. The recently upgraded fitted kitchen is separate and positioned overlooking the rear of the property. A large selection of built in units provide a good selection of storage options.

Both bedrooms are of a good size with the principle bedroom an impressive double bedroom benefitting fitted wardrobes and full floor to ceiling window overlooking the balcony. Completing the accommodation is the bathroom. Again in keeping with the accommodation, the room is of generous proportions and comprises a three piece white suite.

Furthermore the property comprises a number of storage cupboards within the apartment. A further large storage cupboard can be found externally and is perfect for secure bike storage and other items. Allocated parking can be found to the rear of the property providing off street parking. Ample on street parking is readily available nearby, offered on a first come, first serve basis, whilst this eco conscious development offers several EV Chargers on site.

Constructed by Messrs Barratt Homes, this flagship development champions sustainable living, packed full of innovate energy saving technology to bring down the carbon footprint & day to day energy costs. Not only this, Hanham Hall offers a thriving community, open green spaces, & convenient commuting links to both Bristol & Bath

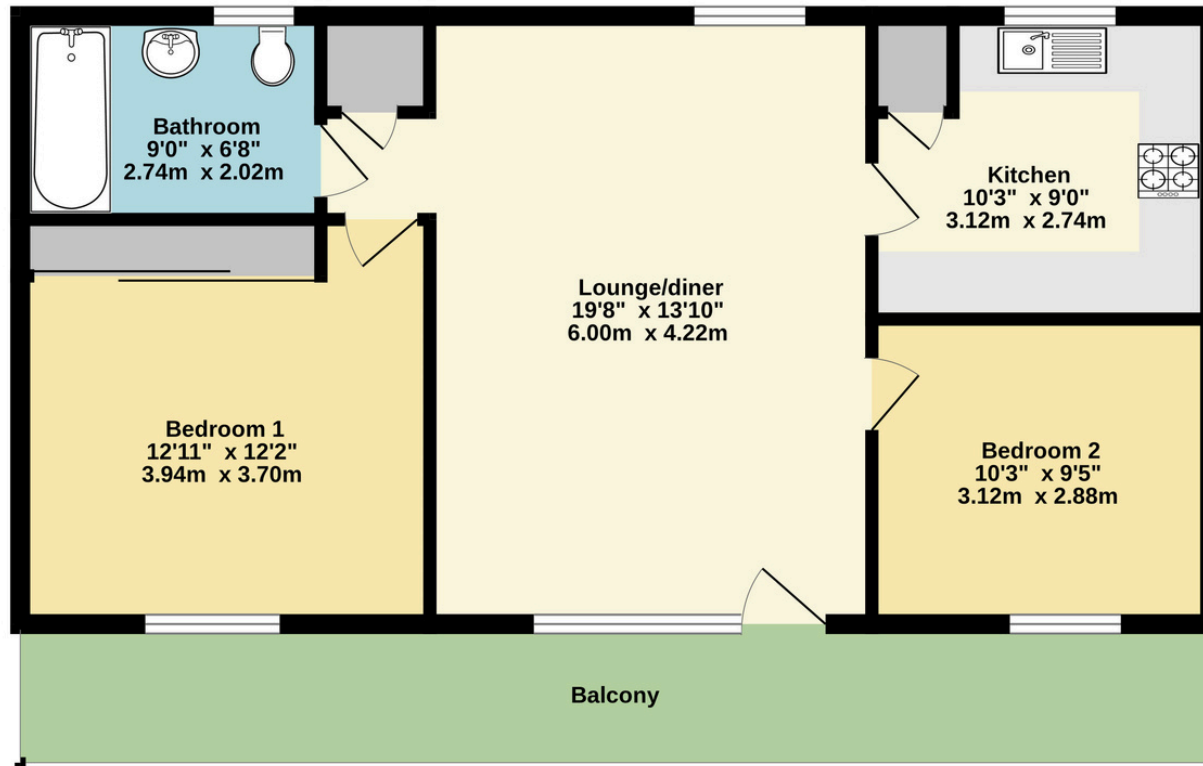
A pioneering zero carbon, net zero development, there are a range of ECO features within the property and wider development to include; Kingspan structural insulated panels (SIPs), soundproofing to party walls, Mechanical Ventilation & Heat recover unit (MVHR) and external shutters to ensure excellent heat retention and Solar panels cleverly orientated to the sun to maximise solar heating. There is a rainwater harvesting system (RWH) which is utilised for washing machines and toilets and Sustainable Urban drainage (SuDS) via swales, ponds and retention features to reduce runoff. These all help to deliver ultra-low energy use and subsequently, hugely reduced utility bills.







First Floor
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Energy performance certificate (EPC)

103 Roman Way Hanham BRISTOL BS15 5FG	Energy rating B	Valid until: 4 November 2034
		Certificate number: 9300-2204-8490-2604-5305

Property type	Top-floor flat
Total floor area	68 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

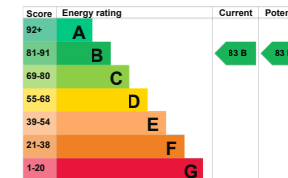
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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0117 986 6644

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