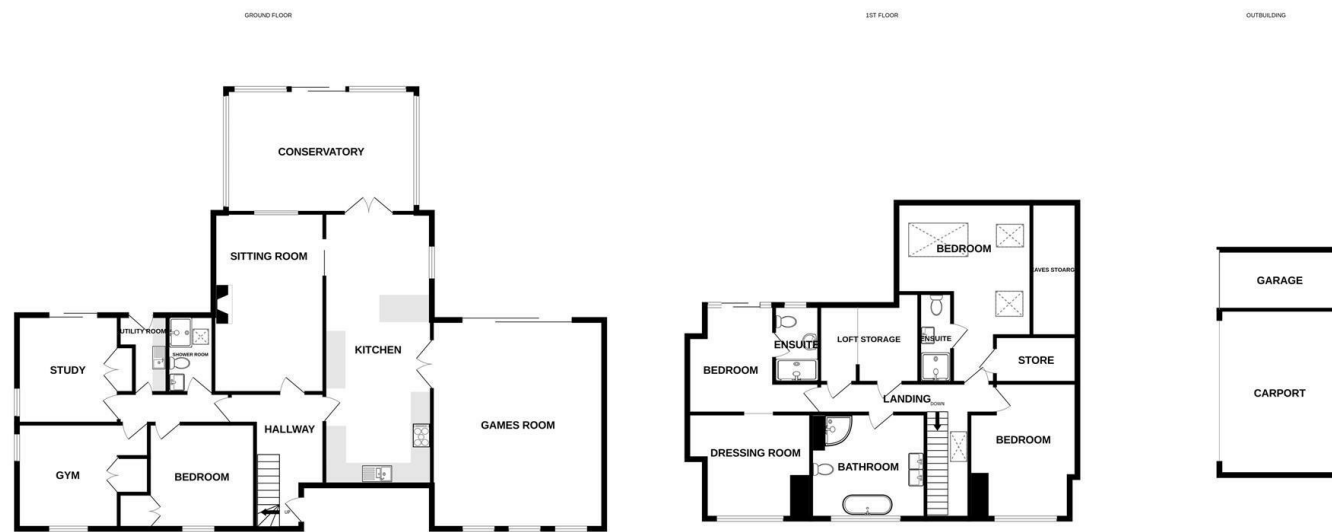


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

40 Redfield Hill, Oldland Common, Bristol, BS30 9TQ



£1,150,000

Privately set behind electric gates with stunning countryside views, this exceptional modern home offers stylish and flexible living space ideal for family or multi-generational living. Featuring superb reception areas, luxurious bedrooms, wraparound gardens, extensive parking, and fantastic indoor-outdoor entertaining spaces. This is an impressive home in a beautiful setting.

- Beautiful semi rural location with views to fields
- Generous wrap around gardens
- Garaging and further parking
- Presented to a high specification
- Vaulted games room
- Master bedroom with dressing room and en-suite
- Could work well for multi generational living
- Modern contemporary kitchen
- Flexible accommodation
- Bath 7.8 miles and Bristol 8 miles

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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40 Redfield Hill, Oldland Common, Bristol, BS30 9TQ

Enjoying a beautiful setting with stunning open views across surrounding fields, this exceptional modern home is privately tucked away behind mature hedges and electric gates. Designed perfectly for contemporary family living, the property also offers excellent potential for multi-generational living, with an incredibly flexible layout to suit a variety of lifestyles.

The ground floor is centred around a stunning contemporary kitchen and family space, creating the heart of the home. To the left is a welcoming sitting room featuring a wood-burning stove, while to the right a sensational vaulted games room provides an impressive additional reception area. To the rear of the kitchen, an outstanding conservatory enjoys wonderful views over the gardens and open countryside beyond.

Further accommodation to the left of the hallway includes a high-specification shower room and utility room, along with three bedrooms, one of which is currently used as a home office and another as a gym.

The first floor continues the property's high quality design and specification. The principal bedroom benefits from a Juliet balcony overlooking the fields, a dressing room with equally impressive views, and an en-suite shower room. Two further bedrooms also enjoy en-suite facilities and are complemented by a stunning family bathroom featuring a freestanding bath, separate shower and twin wash basins.

Externally, the front hardstanding provides ample parking, with two carports and a further garage ensuring excellent provision for vehicles.

The wraparound gardens offer a variety of spaces to relax and entertain, with extensive lawned areas ideal for family enjoyment. A raised decked terrace to the rear of the games room creates the perfect indoor-to-outdoor entertaining space, while an additional covered outdoor entertaining area further enhances the property's appeal. Positioned to the left as you enter the frontage is a generous garage providing further storage and practicality.

Oldland Common is a popular village located on the eastern outskirts of Bristol, offering an attractive balance of countryside surroundings and convenient access to the city. Well regarded for its community feel, the area benefits from a range of local shops, cafés, pubs, and well-respected schools, doctors, dentist, pharmacy and a vet making it particularly appealing to families.

The village enjoys excellent transport links to both Bristol and Bath, while nearby green spaces, walking routes, and open countryside provide plenty of opportunities for outdoor recreation. Combining village charm with everyday convenience, Oldland Common remains a highly sought-after location for a wide range of buyers.

ENTRANCE HALLWAY

A modern composite front door opens into a welcoming entrance hall with a covered external porch area. A double glazed window to the front elevation allows for plenty of natural light, complemented by a high ceiling and roof light creating an airy feel. The space features wood effect flooring, ceiling spotlights and a staircase rising to the first floor with oak newel posts, handrail and contemporary glass inserts.

SITTING ROOM 5.66 x 3.48 (18'6" x 11'5")

A bright double aspect reception room featuring double glazed windows overlooking the garden, allowing an abundance of natural light throughout. The room benefits from a coved ceiling and a charming wood burning stove set on a slate hearth with a wooden mantel above. Internal doors provide direct access through to the kitchen.

GAMES ROOM 6.21 x 5.40 (20'4" x 17'8")

A sensational space ideal for entertaining guests or enjoying as a family room. Three double glazed windows to the front elevation, together with bi-fold doors to the rear, allow natural light to flood the room while providing direct access to the garden and raised decking area. A vaulted ceiling further enhances the impressive sense of space. The room features wood effect tiled flooring with underfloor heating, air conditioning, stylish wall lighting and a contemporary wood panelled feature wall.

KITCHEN 8.59 x 3.37 (28'2" x 11'0")

The kitchen is truly the heart of the home, perfectly positioned with access to much of the surrounding reception space, making it ideal for both family living and entertaining. Fitted with a modern contemporary range of light grey wall units with underlighting and matching base units comprising cupboards and drawers; the kitchen offers a variety of practical storage solutions.

Integrated appliances include a Smeg five burner gas hob with a stainless steel designer extractor hood above, twin waist-height ovens, dishwasher and fridge freezer. A stainless steel sink and drainer with mixer tap is positioned beneath the front facing window. Matching worktops and splashbacks continue throughout, complemented by a breakfast bar with additional storage, end shelving and a kick plate heater.

Further benefits include a radiator, air conditioning unit, double-glazed windows to the front and side elevations, double glazed French doors opening into the conservatory, double-glazed doors to the games room, and two sliding doors leading to the sitting room. A further door provides access from the entrance hall.

CONSERVATORY 5.98 x 3.87 (19'7" x 12'8")

Accessed directly from the kitchen, the conservatory features cream tiled flooring and double glazed windows enjoying delightful views over the garden and the fields beyond. A glazed roof enhances the natural light throughout, while sliding doors provide direct access to the garden. Two electrically operated roof windows offer additional ventilation and comfort.

SHOWER ROOM 2.44 x 1.47 (8'0" x 4'9")

Beautifully presented to a high standard, the shower room is fitted with a contemporary all in one vanity wash hand basin and concealed cistern WC. Additional features include a heated towel rail, part tiled walls, tiled flooring and ceiling spotlights. A walk-in thermostatic shower with separate handheld attachment is complemented by stylish wood effect aqua boarding.

UTILITY ROOM 2.51 x 1.45 ext 2.02 (8'2" x 4'9" ext 6'7")

A double glazed door provides access to the garden, with a double glazed window to the side elevation allowing for additional natural light. Fitted with a range of wall and base units topped with oak work surfaces, the room also features an inset white one and a half bowl sink. Further benefits include a chrome heated towel rail, white tiled splashbacks and space for both a washing machine and tumble dryer.

BEDROOM 3.31 x 3.34 (10'10" x 10'11")

A well proportioned bedroom featuring a double glazed window to the front elevation, built-in wardrobe storage and a radiator.

BEDROOM 3.31 x 4.44 (10'10" x 14'6")

Currently utilised as a gym, this versatile room benefits from double glazed windows to the front and side elevations, allowing for plenty of natural light. Additional features include a built in wardrobe and laminate flooring.

BEDROOM 3.65 x 3.26 (11'11" x 10'8")

Currently used as a home office, this versatile room features double glazed patio doors and a double-glazed side window providing excellent natural light and access outside. Further benefits include an air conditioning unit, wardrobe storage and a radiator.

FIRST FLOOR

LANDING

A bright and spacious landing featuring a roof light, ceiling spotlights and a contemporary staircase with oak newel posts, handrail, and glass inserts. Additional features include a radiator and a useful storage cupboard housing the boiler and pressurised hot water tank.

MASTER BEDROOM 3.87 x 3.48 (12'8" x 11'5")

A superb principal bedroom suite featuring double glazed doors opening onto a Juliet balcony with outstanding far reaching views, complemented by double glazed windows to either side. The room further benefits from an air conditioning unit and direct access through to the dressing room.

DRESSING ROOM 2.89 x 2.92 (9'5" x 9'6")

A bright bedroom featuring a double glazed window to the front elevation enjoying lovely views, together with a radiator.

ENSUITE 2.71 x 1.50 (8'10" x 4'11")

Fitted with a double glazed window to the rear elevation, this stylish shower room comprises a walk-in shower with thermostatic controls, a white vanity wash hand basin and WC. Additional features include a heated towel rail, laminate flooring and ceiling spotlights.

BEDROOM 4.22 x 2.43 ext 4.17 (13'10" x 7'11" ext 13'8")

A characterful room featuring a double-glazed window to the rear elevation together with a double-glazed roof light opening onto a balcony area. Further benefits include a store cupboard, radiator, useful eaves storage and sloping ceilings adding to the charm of the space.

ENSUITE 2.72 x 1.07 (8'11" x 3'6")

A well appointed shower room fitted with a thermostatic shower enclosure with glass hinged door, vanity wash hand basin with mixer tap and WC. Additional features include a chrome heated towel rail, ceiling spotlights, extractor fan, part tiled walls and a roof light providing natural light and ventilation.

BEDROOM 4.08 x 3.57 (13'4" x 11'8")

A charming bedroom featuring a double glazed window to the front elevation enjoying pretty views, together with sloping ceilings and a radiator.

OUTSIDE FRONT

The property is approached via hedging and fencing to the front boundary with electrically operated gates for vehicle access and a separate pedestrian gate. A sweeping block paved driveway leads to a double carport and garage, providing ample parking. The front garden is mainly laid to lawn with well-stocked flower beds, together with a covered entrance area by the front door.

OUTSIDE SIDE AND REAR

The gardens wrap around the property, offering a variety of spaces to relax and enjoy while backing onto open fields with beautiful far reaching views. A raised decked seating area positioned directly outside the games room provides an ideal space for entertaining. There is also an open timber cabin creating a secluded seating area complete with an inset fire pit.

A separate large garage 12m x 6m is situated to the left of the electric entrance gates. The gardens are beautifully stocked with an abundance of mature plants, shrubs and trees, including a selection of fruit trees.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is E. 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

Local authority, South Gloucestershire Services. All mains services connected. Mobile phone, EE O2 Three Vodafone. All good indoor and outdoor signal. Source Ofcom Broadband, Superfast 38mps Source Ofcom

The property is located within a coal mining reporting area

