



**BRISTOL ROAD**  
**FRENCHAY, BRISTOL, BS16 1LQ**  
**PRICE GUIDE £1,500,000**



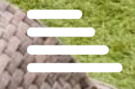
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- GROUND FLOOR**
- ENTRANCE**
- DINING ROOM**  
19'3" x 9'10"
- LOUNGE**  
19'8" x 11'1"
- STUDY**  
9'9" x 7'7"
- KITCHEN/BREAKFAST ROOM**  
25'3" x 12'9"
- UTILITY ROOM**  
13'0" x 6'9"
- PRINCIPAL SUITE**  
21'9" x 6'9"
- DRESSING ROOM**
- ENSUITE SHOWER ROOM**
- BEDROOM TWO**  
13'4" x 13'3"
- ENSUITE SHOWER ROOM**
- BEDROOM THREE**  
16'3" max x 15'3" max
- BEDROOM FOUR**  
10'9" x 8'11"
- JACK AND JILL ENSUITE SHOWER ROOM**
- BEDROOM FIVE/GYM**  
13'3" x 12'7"
- FAMILY BATHROOM**
- OUTSIDE**
- GATED FRONT GARDEN**
- REAR GARDEN**
- DOUBLE GARAGE**  
16'3" x 14'7"
- LOWER GROUND FLOOR**
- DOUBLE GARAGE**  
25'7" x 20'2"



Situated discreetly behind electric gates, Chataigne is a single-storey home of considerable architectural merit, located within the established residential setting of Frenchay. The property is characterised by its emphasis on space, light, and functional design, set within a village context that offers a blend of semi-rural living and convenient access to Bristol and Bath.

The entrance hall provides a measured and proportionate introduction to the interior, leading into the principal reception spaces. The sitting and dining area is arranged in a semi-open plan configuration, forming a central living environment that benefits from natural light and a clear spatial flow. Adjacent to this is a bespoke kitchen and breakfast room, designed with practicality in mind and oriented towards views of the garden. A separate utility room provides additional service space and direct external access. The principal bedroom suite offers a private retreat, comprising a dressing area and ensuite bathroom, with an emphasis on outlook and comfort. The second bedroom also includes an ensuite facility, while bedrooms three and four are served by a shared Jack and Jill bathroom. In addition, the property includes a further bathroom finished to a high standard, contributing to the overall functional completeness of the accommodation.



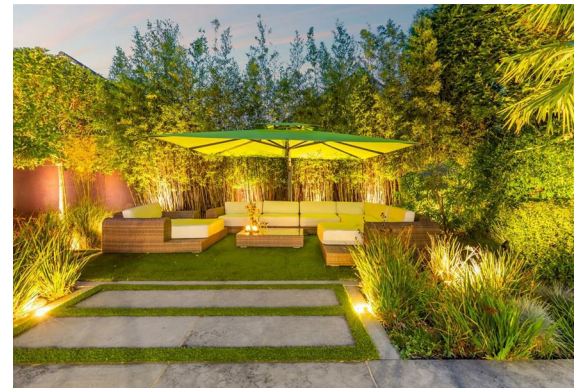
Supplementary spaces include a dedicated home office and a gymnasium, reflecting contemporary requirements for flexible working and domestic wellbeing.

Externally, the property is set within landscaped gardens designed to provide privacy and year-round usability.

The outdoor areas incorporate multiple seating and dining zones incorporating a sunken hot tub, structured planting and layered lighting, enabling use across different times of day and seasons. The garden is arranged to support both private enjoyment and social occupation with a strong emphasis on usability and low-maintenance design.

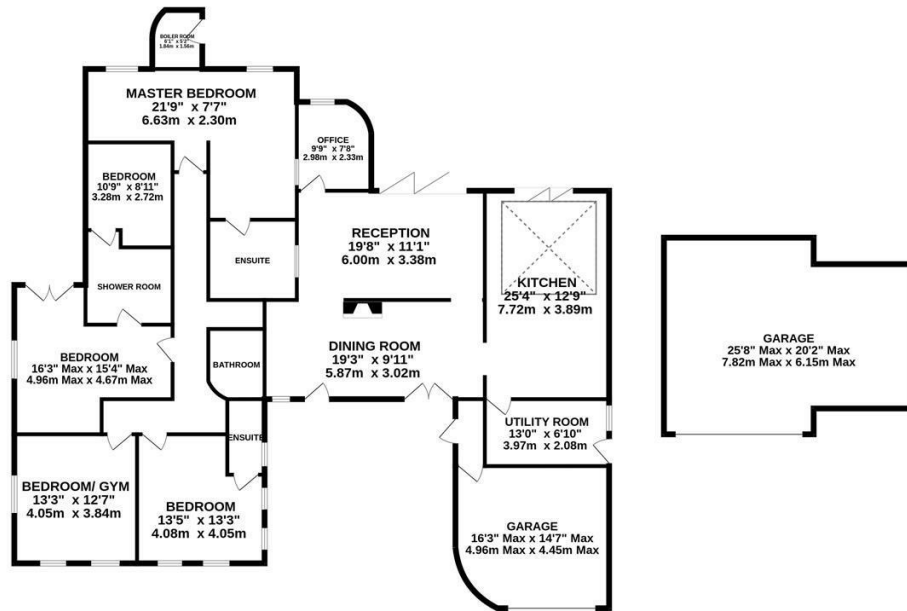
Parking and storage are well catered for through a combination of a below-ground double garage, a further double garage and additional driveway provision.

Frenchay itself contributes significantly to the appeal of the property, offering a village environment characterised by green spaces, riverside walks, and a sense of community while maintaining strong connectivity to Bristol and surrounding areas. This balance of rural character and urban accessibility is a defining feature of the location.



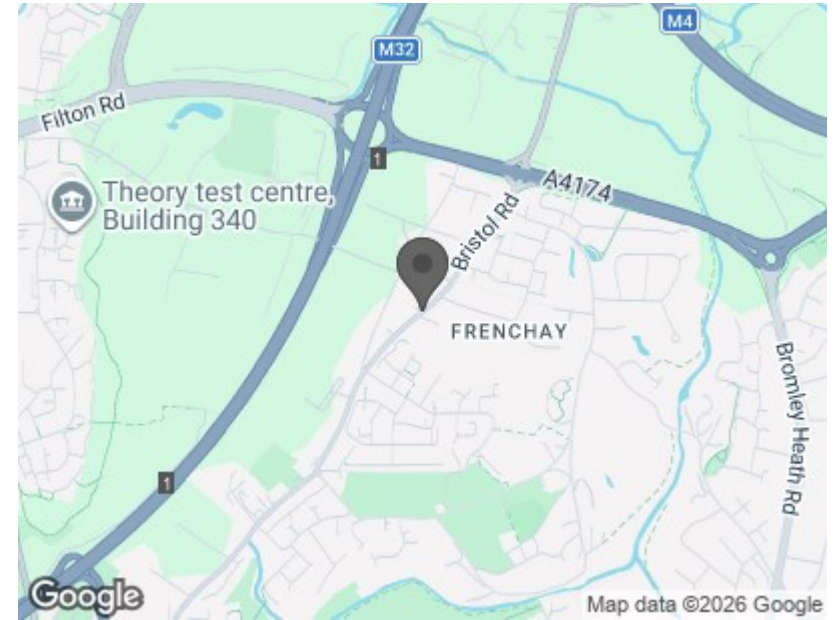
# FLOOR PLAN

GROUND FLOOR  
2819 sq.ft. (261.9 sq.m.) approx.



TOTAL FLOOR AREA - 2819 sq.ft. (261.9 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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# AREA MAP



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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