



Blaise, 27 Kings Weston Road, Henbury  
Guide Price £875,000

RICHARD  
HARDING



# Blaise, 27 Kings Weston Road, Henbury, Bristol, BS10 7QT

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An incredibly spacious (over 3,000 sq.ft.) 5 double bedroom (2 en-suite) 3 reception room detached family home, located opposite the Blaise Castle Estate, enjoying gated off-street parking for multiple cars, a double garage and 130ft x 65ft rear garden.

## Key Features

- Constructed in the early 1990s and owned by the current family for over 30 years, this much-loved and spacious property invites exciting scope for cosmetic updating.
- Lateral accommodation arranged over 2 floors, with the ground floor enjoying a semi-open plan sitting/dining room, separate kitchen/breakfast room, oversized utility room, cloakroom/wc and a home office.
- **First Floor:** spacious central landing with 5 bedrooms (2 with en-suite) and a family bathroom/wc.
- **Outside:** gated driveway and front garden, setting the property back some 100ft from the road and affording ample off-street parking. To the rear of the property there is a 130ft x 65ft lawned rear garden with established planting and patio seating area.
- Offered with no onward chain, this superb large family home offers potential to update and improve to individual tastes and requirements.





## GROUND FLOOR

**APPROACH:** via a shared driveway, setting the property back from the road, where there are electric gates accessing a long brick-paved driveway affording off-street parking for several cars. Driveway leads down towards the house, beside lawned front garden with well-stocked borders containing various shrubs and trees. Pathway continues past the double garage, where you will find the covered entrance and main front door to the house.

**RECEPTION HALLWAY:** a welcoming, wide central hallway with ceiling coving, door entry intercom system controlling the electronic driveway gates, staircase rising to first floor land and doors radiating to:-

**SITTING/DINING ROOM:** measured as described separately as follows:-

**Sitting Area: (20'10" x 13'5") (6.36m x 4.10m)** a generous living space with natural light provided by windows on three sides and central double glazed double doors to the rear elevation providing access to the wonderful rear garden. There are high ceilings with ceiling coving, feature fireplace, radiators and wall openings either side of the chimney breast to the:-

**Dining Area: (15'3" x 10'8") (4.65m x 3.24m)** ceiling coving, radiator, windows to rear elevation overlooking the rear garden. Doorway through to the:-

**KITCHEN/BREAKFAST ROOM: (28'3" x 13'4") (8.61m x 4.07m)** a good sized sociable kitchen/dining space with a range of pine kitchen units comprising base and eye level cupboards and drawers with worktop over and inset stainless steel sink and drainer unit. Integrated appliances include electric oven, microwave, dishwasher. Breakfast area provides ample space for dining furniture. Double glazed windows to side elevation and French doors to the rear elevation opening onto the rear garden. Radiators and door opening back out to the hallway and a further door accessing the:-

**UTILITY ROOM: (13'4" x 9'11") (4.07m x 3.01m)** an incredibly spacious utility, practical for family living with base and eye-level cupboards and worktop over and inset stainless steel sink. Plumbing and appliance space for washing machine and tumble dryer. Floor standing Ideal Mexico central heating boiler. Window to front elevation and part glazed door to the side elevation. Further door accessing the double garage.

**STUDY: (9'11" x 9'6") (3.01m x 2.89m)** a useful third reception space, perfect for a home office or children's playroom with window to side elevation, ceiling coving and radiator.

**CLOAKROOM/WC:** low level wc with concealed cistern, wash handbasin with storage cupboard beneath, extractor fan, tiled walls and heated towel rail.

## FIRST FLOOR

**LANDING:** impressive central landing with natural light provided by window to the side elevation in book casing, recessed storage/airing cupboards, loft hatch providing access to generous loft storage space and doors radiating to:-

**BEDROOM 1: (20'11" x 13'5") (6.38m x 4.08m)** large principal double bedroom with dual aspect windows to rear and side elevations offering pleasant aspects. Ceiling coving, radiators, recessed wardrobes, built-in drawers and door accessing:-

**En-suite Bathroom:** good sized ensuite bathroom with panelled bath, low level wc, wash basin, bidet, shower enclosure and window to rear elevation.

**BEDROOM 2: (13'4" x 13'4") (4.07m x 4.07m)** good sized double bedroom with ceiling coving, radiator, window to rear elevation offering pleasant views over rear garden. Door accessing:-

**En-suite Bathroom:** panelled bath, low level wc, pedestal wash basin, window to side elevation, radiator, inset ceiling spotlights.

**BEDROOM 3: (17'5" x 11'8") (5.30m x 3.55m)** walk-in dressing area with built-in wardrobes with door opening into the good sized double bedroom with window to side elevation, radiator, built-in drawers and dressing table. Pretty porthole window to front elevation overlooking the driveway and front garden with views over Kings Weston Road and towards the Blaise Castle Estate.

**BEDROOM 4: (13'4" x 9'11") (4.06m x 3.01m)** double bedroom with window to the front elevation, ceiling coving, radiator.

**BEDROOM 5: (9'9" x 9'6") (2.97m x 2.90m)** smaller double bedroom, currently utilised as a home office with built-in book casing and cabinets beneath, window to side elevation, radiator, ceiling coving.

**BATHROOM/WC:** panelled bath, low level wc, pedestal wash basin, separate shower enclosure, window to side elevation, inset spotlights, heated towel rail.



## OUTSIDE

**FRONT GARDEN & DRIVEWAY PARKING:** the property has an extensive driveway and front garden, accessed via electronic double gates. The front garden and driveway sets the property back 100ft from the front boundary wall to the garage doors. Block paved driveway affording off-street parking for multiple cars, with lawned front gardens to the right hand side with mature flower borders containing various plants, shrubs and trees. The driveway leads up to the double garage where another path leads off both to the right hand side to the front of the property and to the left hand side where there is access to the rear garden.

**REAR GARDEN: (130'0 x 65'0) (m x m)** an incredible rear garden offering a superb plot mainly laid to lawn framed with mature trees and foliage. There is an arbour with Wisteria over, a central path leading to the wilder lower section of garden where there is a summerhouse. There is a paved seating area closest to the property and pathways either side of the house providing convenient access to the front of the property.

**DOUBLE GARAGE: (22'2" x 18'0) (6.75m x 5.48m)** two electrically operated single garage doors accessing large, open double garage with power, light and windows and door providing natural light and opening to the side. Further door opening to the Utility Room.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



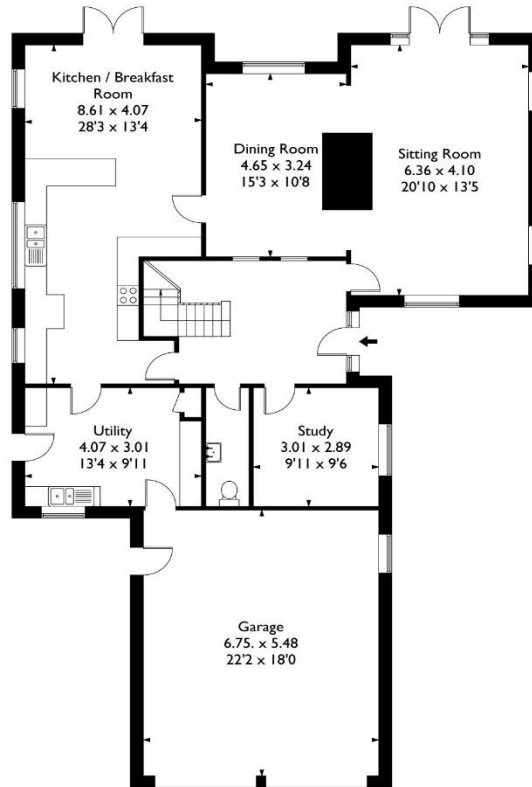


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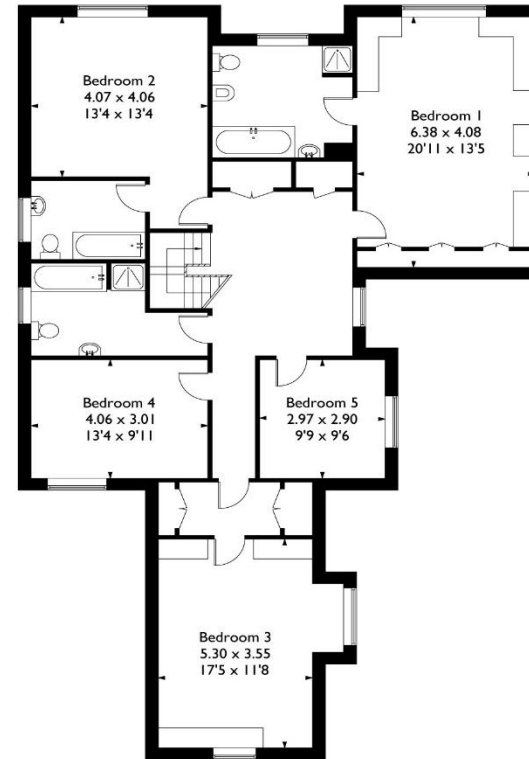
Approximate Gross Internal Area 252.4 sq m / 2716.9 sq ft

Garage Area 37 sq m / 398.2 sq ft

Total Area 289.4 sq m / 3115.1 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.