

15 CHERRY GARDENS
BITTON
BRISTOL
BS30 6JD
OFFERS OVER £550,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND OCCUPYING A GENEROUS CORNER PLOT, THIS IMMACULATELY PRESENTED FOUR-BEDROOM SEMI-DETACHED HOME ENJOYS A CONVENIENT POSITION BETWEEN THE NEIGHBOURING CITIES OF BATH AND BRISTOL.

Having been extensively improved by the current owners, the property has been thoughtfully updated throughout to create a stylish and versatile family home finished to a high standard. The spacious accommodation is perfectly suited to modern living, while also offering flexibility for growing families and future lifestyle changes.

The property makes an excellent first impression, with a double-gated entrance opening onto a substantial frontage providing ample driveway parking for several vehicles, a detached double garage and a secure front garden complete with a children's bike track.

Internally, a welcoming entrance hall provides access to the versatile ground floor accommodation. To the front of the property is a comfortable lounge, centred around a centred around a feature fireplace finished with an exposed brick chimney breast. Adjacent is a further reception room, currently arranged as a children's playroom, although equally suited to use as a home office, separate dining room or additional double bedroom, offering excellent flexibility.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room to the rear. Featuring a vaulted ceiling, large skylight and bi-folding doors opening onto the garden, this beautifully designed space is flooded with natural light and provides the ideal setting for both everyday family life and entertaining. The contemporary kitchen offers an excellent range of storage and worktop space, complemented by a selection of integrated appliances. A practical utility area with side access to the garden adds further convenience. Completing the ground floor is a stylish three-piece shower room.





To the first floor, the landing provides access to four bedrooms, three of which are generous double rooms. The fourth bedroom offers further versatility and could easily serve as a home office or dressing room. A separate cloakroom WC completes the first-floor accommodation.

Externally, the rear garden enjoys an excellent degree of privacy and is mainly laid to lawn, bordered by mature hedgerows. A spacious patio provides the perfect spot for alfresco dining and summer entertaining. The detached double garage already has services in place, presenting exciting potential for future conversion (subject to the necessary consents) and adding to the long-term appeal of the property.

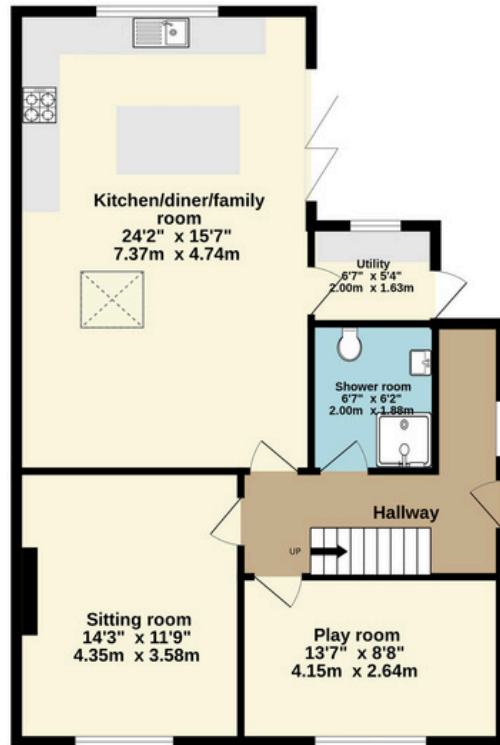
Bitton is a popular village situated between Bath and Bristol, offering the perfect balance of rural charm and everyday convenience. With a range of local amenities, highly regarded schools and beautiful countryside walks nearby, the village enjoys a strong community feel. Excellent transport links, including easy access to the A4174 ring road and nearby rail services, make it an ideal location for commuters and families alike.

**AN INTERNAL VIEWING IS HIGHLY
RECOMMENDED TO FULLY APPRECIATE
EVERYTHING THIS EXCEPTIONAL HOME
HAS TO OFFER.**

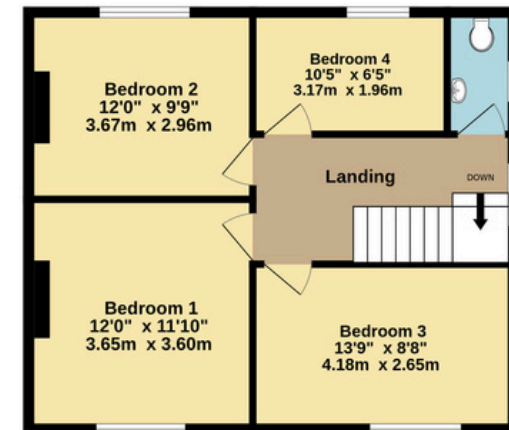
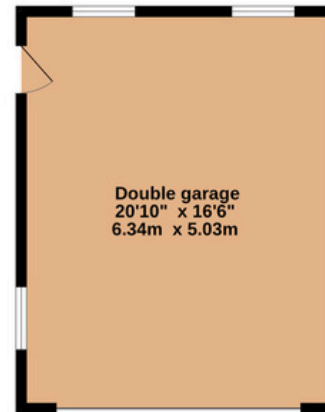




Ground Floor
1193 sq.ft. (110.9 sq.m.) approx.



1st Floor
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.4 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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