Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

Forget Me Not House Staunton Lane
Whitchurch Village
Bristol BS14 0QG

This LARGE, TOTALLY INDIVIDUAL 5 bedroom detached occupies a 'TUCKED AWAY' position in Whitchurch Village, BACKING ONTO FIELDS, and must be viewed to be appreciated.



REF: ASW5580

Guide Price £600,000

Individual 5 bedroom detached * 'Tucked away' village location * Backs onto fields * Oil central heating & double glazing * Council tax band: E * EPC Rating: C

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

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SITUATION:
The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirt of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:
Forget Me Not House is set in a 'tucked away' location within Whitchurch Village, backing onto fields. Offering incredibly spacious five bedroom accommodation arranged over three floors, that is presented to a high standard, this fine home cannot be judged from the outside - only an internal viewing will reveal the true quality of what is available.

ENTRANCE PORCH:
A large entrance porch, approached via an opaque double glazed door with two side screens, tiled flooring, panelled radiator, glazed double doors opening to:

HALLWAY:
A large welcoming hallway, having wood block flooring, double panelled radiator, useful understair storage cupboard, recessed low voltage spotlights, staircase rising to first floor.

LIVING ROOM: 15' 0'' x 10' 9'' (4.57m x 3.27m)
Large opening through to dining room, two panelled radiators, television point, coved ceiling.

DINING ROOM: 13' 5'' x 11' 4'' (4.09m x 3.45m)
Double glazed windows to three aspects with fitted vertical blinds, French doors giving access onto the rear garden, panelled radiator with decorative cover, wiring for wall lights.

SITTING ROOM: 13' 3'' x 10' 10'' (4.04m x 3.30m)
Double glazed French doors with side panels overlooking and giving access to the front, laminated timber flooring, double panelled radiator, large built in storage cupboard with two sets of twin doors, housing a Worcester oil fired boiler supplying central heating and domestic hot water.

KITCHEN: 15' 0'' x 9' 10'' (4.57m x 2.99m)
Double glazed window to the front with fitted venetian blind. The kitchen is fitted with an extensive range of Shaker style wall and base units with timber effect worktop surfaces, inset single drainer sink unit with mixer tap, integrated larder style fridge and dishwasher, Rangemaster electric cooker range with cooker hood over, tiled surrounds, recessed low voltage spotlights, panelled radiator, tiled floor.

UTILITY ROOM: 7' 6'' x 7' 2'' (2.28m x 2.18m)
Double glazed window to the rear, double glazed door overlooking and giving access onto the rear garden, space and plumbing for automatic washing machine, venting for tumble dryer, panelled radiator, tiled floor, door to:

CLOAKROOM:
Opaque double glazed window to the rear, White close coupled W.C, vanity wash hand basin with tiled splashback, continuation of tiled flooring from utility room, extractor fan, panelled radiator.

FIRST FLOOR LANDING:
Approached via a half landing with a large double glazed window overlooking the countryside at the rear with fitted vertical blind, panelled radiator, doors to first floor accommodation, staircase rising to the second floor.

BEDROOM ONE: 21' 3'' x 15' 1'' narrowing to 11' 3" (6.47m x 4.59m)
Double glazed windows to the front and rear (each having a fitted vertical blind), two panelled radiators, range of built in wardrobes.

BEDROOM TWO: 10' 10'' x 10' 4'' (3.30m x 3.15m)
Double glazed window to the rear with fitted vertical blind again overlooking countryside, laminated flooring, double panelled radiator, television point.

BEDROOM THREE: 9' 7'' x 7' 4'' (2.92m x 2.23m)
Double glazed window to the front with fitted vertical blind, laminated timber flooring, panelling to dado height, single panelled radiator.

BATHROOM: 10' 10'' x 10' 5'' (3.30m x 3.17m)
An extremely large bathroom with opaque double glazed windows to the front and the side, fitted with a large White panelled bath, pedestal wash hand basin, close coupled W.C, separate shower cubicle with mixer shower, tiling to all walls and floor, recessed low voltage ceiling spotlights, panelled radiator and heated towel rail.

SECOND FLOOR LANDING:
Double glazed window to the rear with fitted vertical blind, access to two eave storage cupboards, further built in cupboard, doors to remaining accommodation.

BEDROOM FOUR: 12' 4'' x 11' 0'' (3.76m x 3.35m)
Double glazed window to the side with views of the Dundry hillside, double glazed Velux window to the rear, access to further eaves storage cupboard, panelled radiator.

BEDROOM FIVE: 12' 5'' x 10' 10'' (3.78m x 3.30m)
Double glazed window to the side, double glazed Velux window to the rear, panelled radiator.

SHOWER ROOM:
Double glazed Velux window to the front, fitted with a shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, panelled radiator, tile effect laminated flooring.

FRONT GARDEN:
The property is approached via a private lane off of Staunton lane itself, wrought iron gates that open onto a good size area laid to imprinted concrete providing off road parking with outside lighting, and also doubling as a sitting area, pathway laid to decking to the side giving access to two good size sheds and rear garden, then to the other side is a wooden door/gate that gives access to the oil storage tank.

REAR GARDEN:
At the rear is a garden enclosed with walling and fencing, having a good size area of patio immediately adjacent to the house, with the majority of the garden laid to artificial grass with well stocked flower and shrub border, very good size outhouse which has double glazed windows and doors, also having water connected. This area could become a useful office or childrens playroom.











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If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.



THE PROPERTY MISDESCRIPTIONS ACT 1991:
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

Forget-Me-Not House Staunton Lane BRISTOL BS14 0QG	Energy rating **C**	Valid until:	**2 September 2035**
		Certificate number:	**0016-0200-9005-4715-1110**

Property type	Detached house
Total floor area	188 square metres

Rules on letting this property

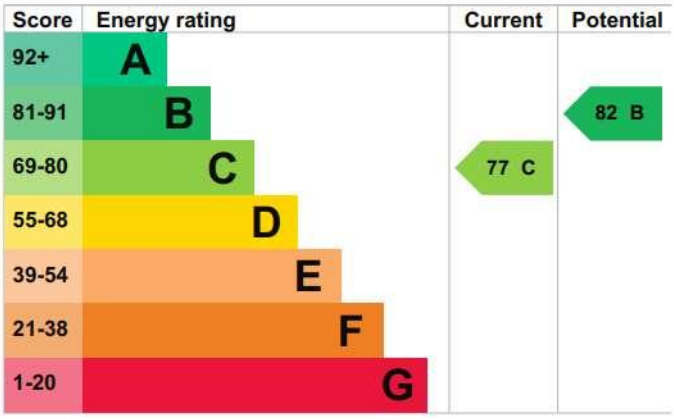
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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