

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Entrance 12'7" x 10'1" (3.85 x 3.09)
- Living Room 15'2" x 8'1" (4.63 x 2.47)
- Dining Room 10'10" x 10'0" (3.32 x 3.06)
- Kitchen 10'2" x 9'11" (3.10 x 3.03)
- WC 1'24" x 1'58" (0.38 x 0.61)
- Hallway 3'11" x 5'1" (1.21 x 1.57)
- Bedroom 14'0" x 11'3" (4.29 x 3.45)
- WC 9'7" x 5'2" (2.93 x 1.59)
- Bedroom 8'11" x 19'1" (2.72 x 5.82)
- Bedroom 12'2" x 9'11" (3.71 x 3.04)
- Bedroom (accessed off other bedroom) 15'6" x 6'1" (4.73 x 1.86)
- Bathroom 9'7" x 5'2" (2.93 x 1.59)



- Charming detached cottage set in backwater location
- Good size lounge with log burner and exposed stone walls
- Separate dining room
- Kitchen and downstairs cloakroom
- Three/four bedrooms (two inter-connect)
- Gardens with various seating areas
- Garage and parking

Brook Cottage, 16 Jeffries Hill Bottom, Hanham, BRISTOL, BS15 3BQ
Asking Price £525,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



A charming detached cottage set in fabulous backwater location, finished to a high standard throughout with parking, garage and gardens with various seating areas.

Internally there is an entrance porch, good size lounge with log burner and exposed stone feature walls, a separate dining room, kitchen and downstairs cloakroom.

At the first floor are three/four bedrooms (two rooms inter-connect), the master having the benefit of an oversized shower and access to a pleasant, seated courtyard area.

If you are looking for something a little different, in a great location, this could be the one!



the location

Set on the borders of Hanham, in this pleasant location, offering all the advantages of City living, with a feel of the country. With pleasant wooded walks through Conham Vale and riverside walks at Conham river park. Troopers Hill nature reserve is also easily accessible. The shopping facilities of Hanham high street are a short distance away.

what the owners will miss



just a thought...

Behind this character exterior lies a beautifully presented classic contemporary style home, deceptively spacious this is a home in a great location that really needs to be viewed to be fully appreciated!