



5 Dobunni Close

5 Dobunni Close, Whitchurch Village, Bristol, BS14 0FG

- Detached Property circa 1400sqft
- Opposite the Development Green
- Two Reception Rooms
- Kitchen with Dining Area
- Separate Utility Room
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Private Garden
- Garage and Parking



FAMILY HOME SET ON AN EXCLUSIVE DEVELOPMENT ON THE EDGE OF THE CHEW VALLEY!!

This immaculately presented modern family home offers flexible living in a desirable cul-de-sac location, with views over the Green. A welcoming reception hall provides access to a spacious sitting room, ideal for family gatherings. Across the hall is a second reception room/snug, currently used as a study by the owners.

To the rear of the property is a beautifully fitted kitchen/dining room with integrated appliances. This bright and airy space is flooded with natural light and features French doors opening onto the private rear garden. Completing the ground floor are a useful utility room, a loo, and additional storage cupboards.

Upstairs, the main bedroom benefits from an en-suite, alongside three further bedrooms, all with fitted wardrobes. A family bathroom completes the first floor.

Outside, there is a fully enclosed garden with a patio area, perfect for al fresco dining and entertaining. To the left-hand side of the property is a single garage, along with driveway parking.

Contact our team today to find out more.

Whitchurch Village is situated on the edge of the Chew Valley and lies astride the old Bristol to Wells toll road - now the A37. Whitchurch Village has an impressive range of local facilities, including a hairdresser, beauty salon, church, village hall and a local pub. The village has a well-regarded Primary School, Whitchurch Primary School.

The village is well placed for commuting to both Bristol and Bath with a bus service and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World



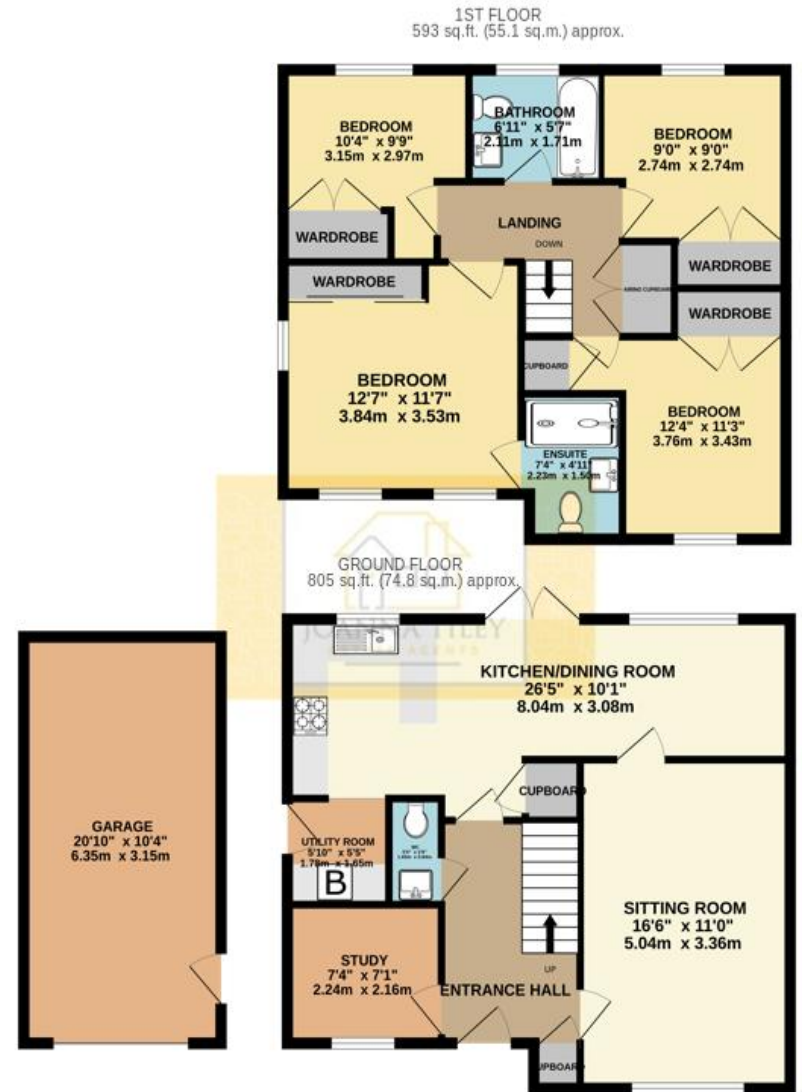


ROOM MEASUREMENTS

Ground Floor
 ENTRANCE HALL 7'3" x 11'3"
 SITTING ROOM 11'0" x 16'6"
 STUDY 7'1" x 7'4"
 KITCHEN/DINING ROOM 26'5" x 10'1"
 UTILITY 5'5" x 5'10"
 LOO 2'9" x 5'5"
 First Floor
 BEDROOM 12'7" x 11'7"
 ENSUITE 4'11" x 7'4"
 BEDROOM 9'9" x 10'4"
 BEDROOM 9'0" x 9'0"
 BEDROOM 11'3" x 12'4"
 BATHROOM 6'11" x 5'7"
 Outside
 GARAGE 10'4" x 20'10"



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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