

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wall Tynning Gardens, Bitton, Bristol, BS30

Approximate Area = 2567 sq ft / 238.4 sq m
Garage = 349 sq ft / 32.4 sq m
Total = 2916 sq ft / 270.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1431544



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10 Wall Tynning Gardens, Bitton, Bristol, BS30 6AB



Price Guide £850,000

A superb detached house set in an exclusive private cul de sac offering well balanced family accommodation complimented by a delightful garden and a double garage.

- Immaculately presented highly versatile accommodation extending to 2567 sqft arranged across three floors
- Impressive entrance hall & downstairs cloak/wc
- 3 Reception rooms
- Kitchen/breakfast room & separate utility room
- Main bedroom with en suite shower room
- 5 Further bedrooms
- En suite shower room to 2nd bedroom & family bathroom
- Double garage & driveway parking
- Beautifully landscaped enclosed rear garden
- Viewing highly recommended



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10 Wall Tying Gardens, Bitton, Bristol, BS30 6AB

This substantial detached family home has attractive elevations in brick beneath a Brosley tiled roof. Constructed in 2010 and in the same ownership since new, the accommodation has been enhanced and is beautifully presented with neutral décor throughout. It offers accommodation arranged across three floors which enjoys a good degree of inherent versatility.

On the ground floor, the property is approached through an impressive entrance hall. There are three separate reception rooms along with a kitchen/breakfast room which is connected to the dining room by double doors. There is a separate utility room and cloakroom with wc completing the ground floor accommodation.

On the first floor there are four well proportioned bedrooms. The main bedroom has a range of built-in wardrobes and an en suite shower room, features also mirrored in the second bedroom. The other two bedrooms on this floor are presently used as a dressing room (which is fully fitted with Sharps furniture) and a library. The upper floor has two further double bedrooms, one which is presently used as a games room but would equally serve as a large studio style bedroom ideal for teenagers, cinema room or perhaps a large home office.

On the outside, the house has open plan lawned gardens to the front while to the side a double width block paved driveway leads to a double garage. The good size rear garden is a particular feature of the property, attractively landscaped with a paved terrace immediately to the rear of the property beyond which the garden is laid to lawn with a variety of shrubs and bushes and an ornamental pond with a water feature.

Wall Tying Gardens is a sought after private cul de sac location within the parish of Bitton and is extremely conveniently situated within walking distance of local primary and secondary schooling and the Bristol Bath cycle path. Nearby Oldland Common High Street has a post office with general stores, doctors and dental surgeries, pharmacy and hairdressers etc while Gallagher Retail Park in Longwell Green which is 2.3 miles away offers a range of out of town shops including Marks & Spencer, Asda, B&Q, Lidl and Wickes. The Town of Keynsham is a similar distance and has a range of day to day High Street amenities, a railway station and Waitrose Food Store. Further afield, Bristol is some 6.5 miles away and offers amenities on a regional scale whilst the Georgian City of Bath, a similar distance is a renowned World Heritage Site.

In all, a fine opportunity to purchase an excellent family home with extensive and versatile accommodation which would also suit downsizers who still require a good amount of accommodation but without the high maintenance obligations associated with older properties or those with larger gardens.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Double glazed entrance door with matching side panels leading to

ENTRANCE HALL

An impressive and spacious introduction to the property with a turning staircase rising to upper floors. Under-stairs cupboard. Tiled floor.

CLOAKROOM/WC

Double glazed window to front aspect with plantation shutters, wc and wall mounted wash basin with tiled splash back and mixer tap. Feature chrome towel rail, illuminated mirror and tiled floor.

STUDY 2.64m x 2.10m (8'7" x 6'10")

Double glazed window to front aspect with plantation shutters.

LIVING ROOM 6.20m x 3.56m (20'4" x 11'8")

A dual aspect room with double glazed windows to the front and french doors at the rear leading to a terrace and garden. Fireplace with timber mantle and Chesney's wood burning stove.

DINING ROOM 4.22m x 3.32m (13'10" x 10'10")

Double glazed window to side aspect, double doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 6.0m x 3.60m (19'8" x 11'9")

Double glazed window to rear aspect and double glazed french doors leading to the garden. Tiled floor. The kitchen is furnished with an extensive range of gloss cream wall and floor units with contrasting black granite worksurfaces and up-stands with tiled surrounds. Inset stainless steel one and quarter bowl sink with chefs tap. The units provide an extensive range of drawer and cupboard storage space. Rangemaster cooker (available by separate negotiation) with stainless steel canopied extractor hood above. Integrated microwave and Bosch dishwasher. Wine chiller and space for American style fridge/freezer (available by separate negotiation). Cupboard concealing Ideal gas fired boiler. Matching island unit with breakfast bar and drawers and cupboards with feature lighting above.

UTILITY ROOM 2.39m x 2.0m (7'10" x 6'6")

Tiled floor, double glazed door to outside. Fitted units (to match kitchen) inset single drainer sink with mixer tap and rolled edged worksurface. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

SPACIOUS LANDING

Double glazed window to front aspect. Radiator. Shelved cupboard and separate tank cupboard with pressurized Megaflo hot water cylinder.

MAIN BEDROOM 4.72m x 4.20m (15'5" x 13'9")

Two double glazed windows to front aspect, radiator, built-in wardrobes (excluded from measurements).

EN SUITE SHOWER ROOM

Double glazed window to side aspect with plantation shutters, tiled floor and half tiled walls. White suite with chrome finished fittings comprising wc with concealed cistern and wash basin with rainfall mixer tap, shaver point, chrome finished heated towel rail, LED smart mirror with built-in Alexa. Double width fully tiled shower enclosure and thermostatic shower head with hand held and rain head fitments.

BEDROOM 4.03m x 3.60m (13'2" x 11'9")

Double glazed window overlooking the rear garden, radiator, built-in illuminated wardrobes (excluded from measurements).

EN SUITE SHOWER ROOM

Double glazed window to rear aspect with plantation shutters, tiled floor and half tiled walls. Chrome finished heating towel rail. White suite with chrome finished fittings comprising wc with concealed cistern and wash basin with mixer tap, illuminated mirror, shaver point, double width fully tiled shower enclosure with thermostatic shower head.

FAMILY BATHROOM

Double glazed window to rear aspect with plantation shutters. White suite with chrome finished fittings comprising wc with concealed cistern and wash basin with mixer tap. Tiled floor and half tiled walls, heated towel rail, bath with mixer tap incorporating shower attachment.

BEDROOM 3.60m x 2.67m (11'9" x 8'9")

Double glazed window to front aspect with plantation shutters, radiator. Presently used as a library.

BEDROOM 3.45m x 2.98m (11'3" x 9'9")

Double glazed window to rear aspect with plantation shutters. Radiator. Presently used as a dressing room fitted with an extensive range of Sharps built in hanging rails, shelves and drawer storage. (Included in measurements).

SECOND FLOOR

In part with sloping roof lines.

LANDING

Double glazed velux window, windows to front and rear with window seat.

BEDROOM 4.08m x 3.67m (13'4" x 12'0")

Double glazed velux window to rear aspect. Radiator.

STUDIO BEDROOM 6.05m x 4.09m plus 4.26m x 3.83m (19'10" x 13'5" plus 13'11" x 12'6")

Two radiators and two double glazed velux windows. Presently used as a games room but also ideal as a teenagers suite, cinema room or home office.

OUTSIDE

FRONT GARDEN

Open plan, laid to lawn with a paved pathway.

DOUBLE GARAGE 5.75m x 5.63m (18'10" x 18'5")

Twin up and over entrance doors. Power and light connected. To the front of the garage is a double width block paved driveway.

GOOD SIZE REAR GARDEN 14m deep x 12.5m plus recess (45'11" deep x 41'0" plus recess)

A level, attractively landscaped garden, enclosed by timber fencing. Immediately to the rear of the house is a wide paved patio terrace, an ideal area for outdoor entertaining and alfresco dining with outside power, water and lighting. Beyond the terrace, lies an ornamental pond with water feature and borders well stocked with a range of flower, shrubs and bushes. There is a well kept lawn with a wisteria clad pergola to one side and beyond the lawn a decked seating area. To the rear of the garage are raised vegetable beds and a small propagating greenhouse. Gated side access leading to the driveway.

ADDITIONAL INFORMATION

Local Authority: South Gloucestershire Council.

Mains gas, electricity and water are available.

The property is in a coal mining reporting area.

Ultrafast broadband available - Source: Ofcom.

EE, Three, O2 and Vodaphone, all good coverage outdoors. Source: Ofcom.

Wall Tying Gardens is a private cul de sac with a management company in place. We understand the present management fee is £250 per annum to cover insurance and maintenance. There is a pumped drainage plant for houses in the cul de sac that is adopted by Wessex Water.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

