6 Rogers Court, Hanham, Bristol, BS15 3FP

£700,000 Freehold

DW SMITH EST 19 99



- Beautifully presented Barratt 'Eco' home situated within the sought-after Hanham Hall development
- Four bedrooms
- Impressive first floor living room with vaulted double height ceiling
- Spacious open-plan kitchen/dining area
- Modern family Shower room, bathroom and en suite
- Balcony enjoys attractive views
- Beautifully enclosed rear garden



Hallway

Bedroom
10'11" x 7'1" (3.33m x 2.17m)

Bedroom
14'1" x 9'5" (4.31m x 2.89m)

Shower Room
7'5" x 4'10" (2.28m x 1.49m)

Kitchen/Dining Room
22'4" x 11'3" (6.81m x 3.45m)

Landing

Living Room
22'7" x 14'7" (6.89m x 4.47m)

Bedroom
11'4" x 11'4" (3.46m x 3.46m)

Bedroom
11'3" x 10'7" (3.45m x 3.23)

Bathroom
7'8" x 6'11" (2.36m x 2.11m)

Landing

Study/Reception Room
12'4" x 10'11" (3.76m x 3.34m)

Bedroom
15'10" x 11'3" (4.85m x 3.45m)

Wardrobe
11'3" x 4'2" (3.45m x 1.28m)

En Suite
7'10" x 6'5" (2.39m x 1.98m)

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.

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PROPERTY TYPE House - Terraced

BEDROOMS 5

RECEPTION ROOMS 2

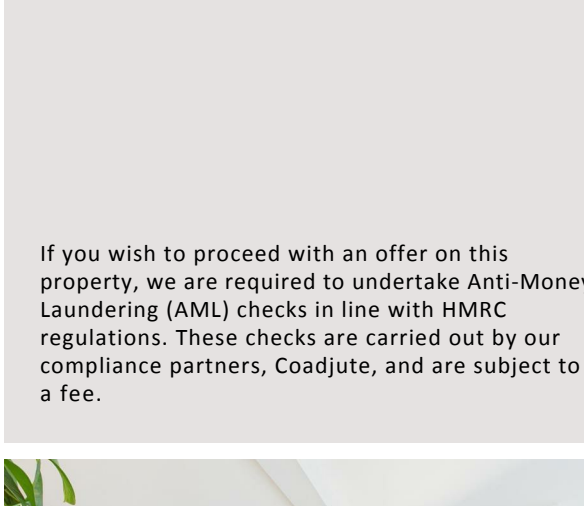
BATHROOMS 3

EPC RATING

COUNCIL TAX BAND E

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.







what the owners will miss

"There are so many things we will miss about our house. We moved in over ten years go with our two teenage daughters and it has been a wonderful family home. The space and light inside the house with plenty of room for friends and guests when they come to stay; morning coffee in the sunshine on the balcony overlooking the grounds; the huge master bedroom with dressing room and en-suite; our favourite room in the house, the fantastic kitchen and diner which is the perfect space to socialise and relax at the end of the week. The location is great too, with Hanham and Longwell Green shops on our doorstep, close to countryside walks through the woods and to the river in the summer. We will be very sad to leave our lovely home, but now that it's just the two of us the time is right to move to something a bit smaller"











An excellent opportunity to purchase this spacious four bedroom home situated in the popular residential area of Hanham Hall.

The property provides accommodation arranged over three floors with a lounge, kitchen/dining room, extra study space/reception room, five bedrooms, two family bathrooms and en suite shower room.

The property also benefits from a balcony, front and rear gardens, garage and private parking.

'Eco Village' lifestyle with superb surroundings, and all the conveniences of modern day living - a great alternative to older developments!

The main Eco features of the Hanham Hall properties is they are Incredibly well insulated SIP walls (including soundproofing on party walls) and floors, with a mechanical ventilation & heat recovery unit (MHRU) so you don't lose any heat unless you open a window. Solar panels on the roof cut down electricity bills. The rainwater harvesting (RWH) system from the roofs uses 'grey water' for your washing machine to help reduce your water bill. A SUDS system is designed to collect surface water from roads and pathways and channel it through swales into the wildlife pond by the playgrounds.

the location

Set on the edge of the cycle path, there is a range of good local amenities at nearby Hanham high street and the retail park at Longwell Green. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. This property also has lovely views from it's balcony at the front across the allotments and Hanham hill to the rear. Bristol 3.9 miles Bath 8.6 miles

just a thought...

If you hadn't considered a modern home before, this could be the one! Deceptively spacious with an individual architectural design and a whole host of eco credentials. Over looking the green with access to the local High Street and wooded walks.