

- Lounge with marble fireplace
- Separate dining room
- Orangery
- Kitchen with integrated appliances
- Four bedrooms with en suite shower room
- Family shower room
- Enclosed garden with Japanese garden
- Garage with electric up and over door



Hallway

Living Room
26'10" x 12'11" (8.20 x 3.95)

Kitchen
15'6" x 12'8" (4.74 x 3.87)

Dining Room
10'10" x 15'10" (3.31 x 4.84)

Utility Room
6'1" x 9'1" (1.87 x 2.77)

Orangery
9'10" x 9'5" (3.01 x 2.88)

WC

Bedroom
9'5" x 15'10" (2.88 x 4.83)

Bedroom
12'5" x 12'11" (3.80 x 3.96)

Bedroom
14'0" x 13'0" (4.27 x 3.97)

En Suite
5'2" x 8'5" (1.60 x 2.59)

Bedroom
10'1" x 6'6",278'10" (3.08 x 2,85)

Bathroom
6'7" x 9'3" (2.02 x 2.84)

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.

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E





Meticulously presented, to the highest of standards, is this fabulous detached family home.

Entrance hallway, downstairs w.c., large lounge with marble fireplace, light filled with two full length windows and double opening doors onto the front garden.

With separate dining room, and orangery, there is a luxuriously appointed kitchen with integrated appliances and separate utility.

At the first floor are four well proportioned bedrooms, the master having a refitted en suite, there is an additional family shower room.

There is an enclosed rear garden, part laid to lawn with an expansive Italian porcelain tiled patio area, Japanese garden and single detached garage with electric up and over door.

Solar panels - The Vendors have confirmed there are leased solar panels at this property. The property owner benefits from the use of energy generated by the solar panels and the leaseholder benefits from energy sold back to the national grid. A copy of the lease can be provided on request.

What three words: bench.bike.years









what the owners will miss

"For nearly 11 years we have loved calling this spacious, secluded house our home.
We'll miss having doorstep access to Hanham woods & the 25 minute walk along the towpath to 2 riverside pubs; the neighbours and watching an array of birds (including green woodpeckers and nuthatches), foxes, squirrels & badgers that come into the front garden."



the location

Set in arguably one of Hanham's best locations, this home offers the convenience of all good local amenities, literally on its doorstep, yet a feel of the country, being set on the edge of Hanham woods, with its extensive range of wooded and riverside walks. Further local shop is available at nearby Hanham high street, and the more extensive facilities of the retail park at Longwell Green, with its range of national retailers, gym, leisure centre and swimming pool is a short drive away. Bristol 4 miles Bath 8.9 miles

just a thought...

If you hadn't considered a modern style home before, this should be the one! Deceptively spacious, beautifully finished to the highest of standards, in an amazing rarely available location. Don't let this be the one that got away!