



A unique four bedroom character cottage beautifully presented throughout and located on the ever popular Church Lane, just a short walk away from the OUTSTANDING Bridge Farm Primary School and Sunshine Pre-School. A short drive away is Hengrove Leisure Centre and Imperial Retail Park offering a range of different shops. There are also local bus routes, pubs, parks and amenities nearby.

The inside of the property comprises; an entrance porch, generously sized cosy sitting room with feature log burner, a stunning open plan, light and airy, kitchen/living space with conservatory and views over the rear garden, a utility area, ground floor cloakroom and garage. On the first floor there are; four double bedrooms, a family bathroom with free standing bath and separate shower cubicle, an en-suite with his and hers sink also with a separate shower cubicle.

To the rear of the property is a 110ft south facing garden backing on to countryside views. The garden is laid mainly to lawn with a slightly raised patio area and summer house.

Further benefits include; a double garage which could easily be converted into a separate annexe or fifth bedroom, a driveway with parking for two cars, Upvc double glazing & gas central heating.

This very loved home would be perfect for a growing family or simply a step up the property ladder.

Lounge 20'2" x 13'3" (6.15m x 4.06m)

Kitchen 10'2" x 6'11" (3.12m x 2.13m)

Dining Room 16'2" x 10'5" (4.95m x 3.20m)

Conservatory 14'0" x 11'3" (4.27m x 3.45m)

Utility Room 8'11" x 6'7" (2.74m x 2.03m)

Ground Floor Cloakroom 3'7" x 5'8" (1.09m x 1.73m)

Bedroom One 19'5" x 15'10" (5.92m x 4.85m)

En-Suite 10'7" x 9'1" (3.23m x 2.77m)

Bedroom Two 13'6" x 10'5" (4.14m x 3.20m)

Bedroom Three 13'5" x 10'4" (4.11m x 3.15m)

Bedroom Four 13'5" x 9'10" (4.09m x 3.00m)

Bathroom 6'4" x 10' (1.93m x 3.05m)

Garage 13'3" x 19'9" (4.04m x 6.02m)

Council Tax Band - D

Tenure Status - Freehold

- **Energy Rating - C**
- **EXTENDED**
- **Beautifully Presented Throughout**
- **110ft South Facing Rear Garden**
- **Double Garage**

- **Four Double Bedrooms**
- **Period Cottage**
- **En-Suite Bathroom**
- **Potential For an Annexe**
- **Off Street Parking**





















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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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