



Bristol Road, Whitchurch

£465,000

- **Energy Rating - D**
- **Five Bedrooms**
- **Conservatory And Separate Snug Room**
- **Kitchen / Diner**
- **Garage & Parking**

- **Detached Family Home**
- **Perfect For Multi-Generational Living**
- **Two Receptions**
- **En-Suite / Family Bathroom / Ground Floor Shower Room**
- **Potential For Sixth Bedroom**

77 Bristol Road, Whitchurch – A Spacious Family Home with Character

If you're after a home with space, flexibility, and a touch of history, this five-bedroom detached property is well worth a look. Believed to date back to around 1800, it offers a layout that's practical for modern family life while retaining plenty of charm.

Upstairs there are four double bedrooms and a family bathroom, ideal for family members or guests. On the ground floor, you'll find a fifth double bedroom with an en-suite shower room, along with an additional shower room — perfect for multi-generational living or visiting family.

The property also includes a separate dining room, a lounge with a feature fireplace, and patio doors leading to the conservatory, which in turn opens onto the west-facing, country-cottage-style garden. The garden is a real treat, with a patio, lawn, and access to the detached garage, offering plenty of space for outdoor living.

There's also a cosy snug off the lounge, a great spot to relax or enjoy some quiet time.

Practical yet charming, this home combines generous living space, versatile rooms, and a lovely garden, all in a location with excellent access to Bristol City Centre, Temple Meads, and local schools.

Lounge 13'9" x 12'10" (4.2 x 3.93)

Dining Room 12'7" x 8'4" (3.85 x 2.56)

Kitchen / Diner 13'9" max x 11'4" max (4.2 max x 3.47 max)

Snug 20'1" x 8'4" (6.14 x 2.56)

Conservatory 8'9" x 8'8" (2.67 x 2.65)

Bedroom One 10'4" x 9'10" (3.16 x 3)

Ground Floor Shower Room 12'3" x 5'8" (3.75 x 1.74)

Bedroom Two 14'3" x 10'6" (4.35 x 3.21)

Bedroom Three 14'4" x 10'2" (4.38 x 3.1)

Bedroom Four 14'0" x 10'4" (4.28 x 3.15)

Bedroom Five 14'2" x 10'3" (4.34 x 3.13)

Bathroom 10'11" x 8'2" (3.35 x 2.51)

Garage 20'6" x 8'4" (6.25 x 2.55)

Tenure Status - Freehold

Council Tax - Band E

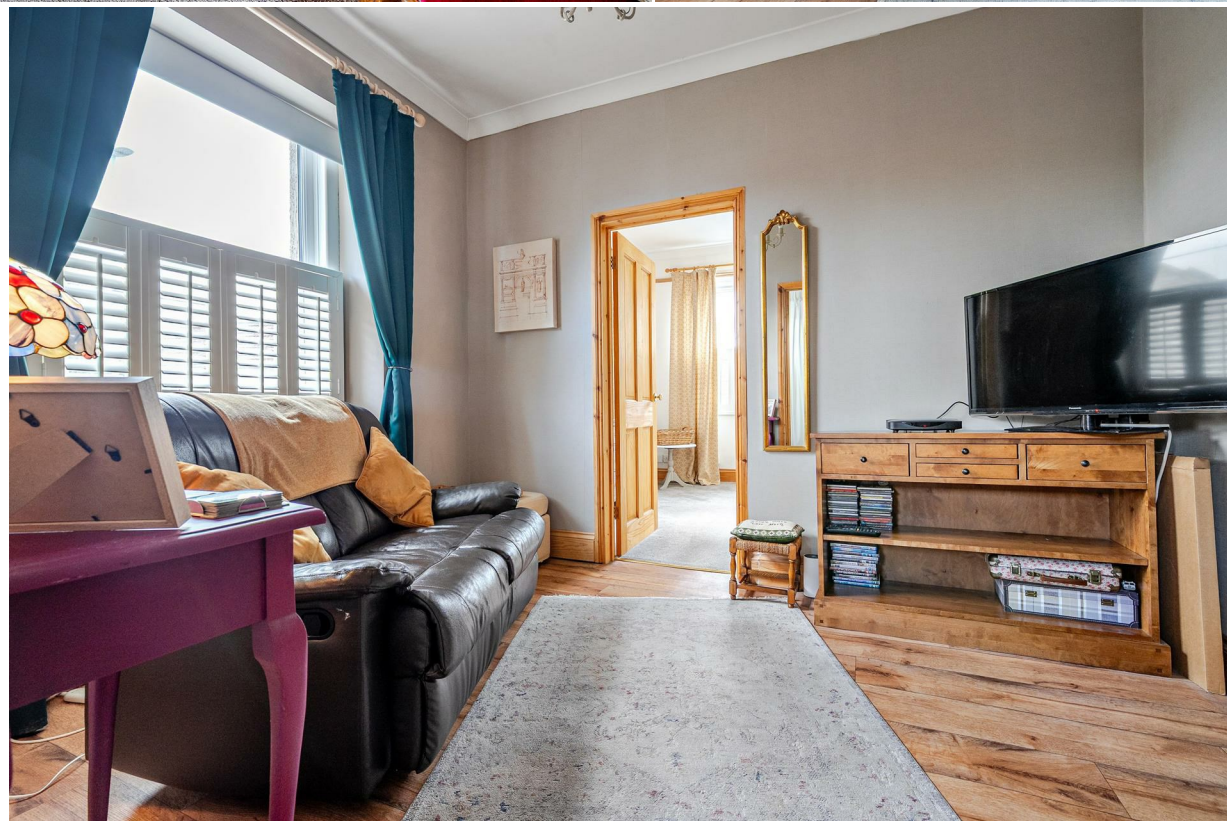














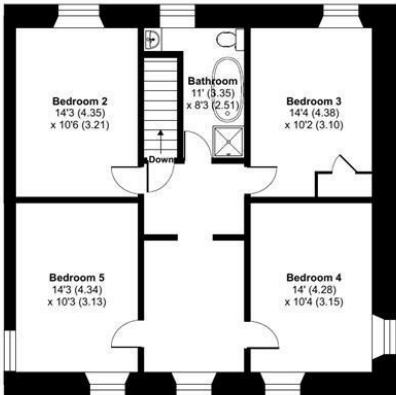




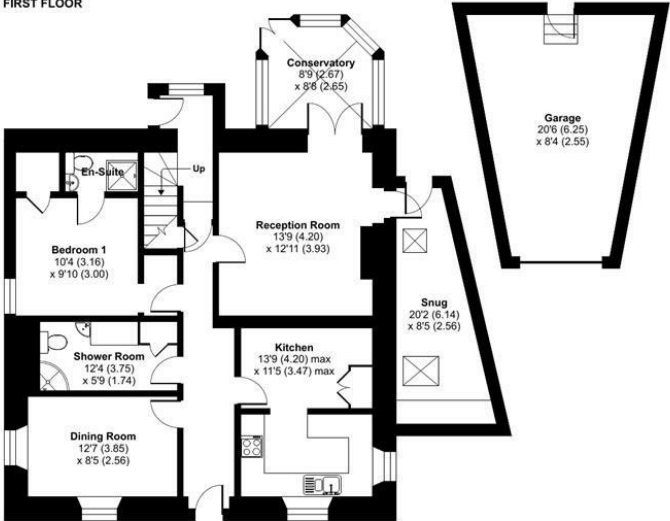


Bristol Road, Whitchurch, Bristol, BS14

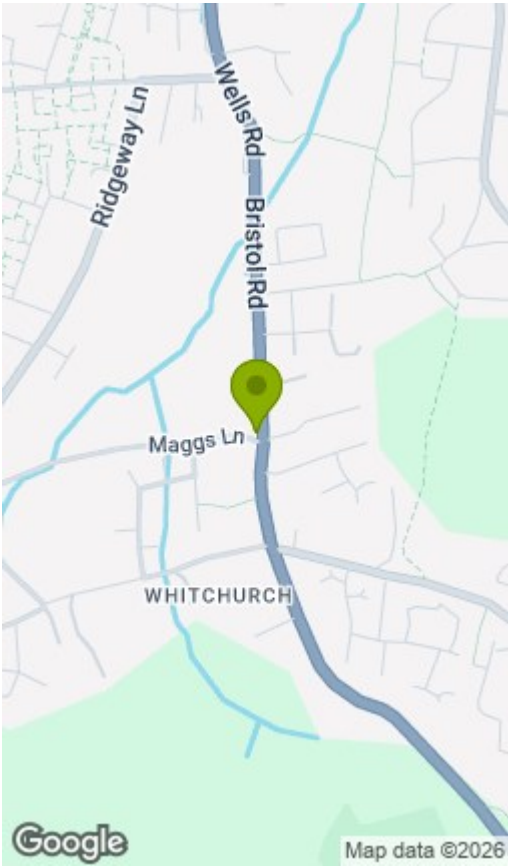
Approximate Area = 2016 sq ft / 187.3 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 2265 sq ft / 210.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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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