



Offers in excess of £695,000
82 Church Road, Horfield, Bristol, BS7 8SE

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82 Church Road Horfield, Bristol, BS7 8SE

Located on a popular road within the heart of Horfield is this beautiful example of a Victorian period home. The property has a real sense of quality and has been tastefully finished throughout. Key features include four bedrooms, a host of retained period features, separate living room with bay window, a light and bright open-plan kitchen/diner, master bedroom with panoramic views and a well-proportioned sunny south west facing garden with rear access.

Accommodation comprises; main entrance hall with original stripped wooden floor and a useful storage cupboard incorporated underneath the staircase. The living room sits at the front of the property and features a double glazed bay window with wooden louvered shutters, cornice and picture rail. Further features include an original cast-iron fireplace and a bespoke built-in book case and media unit. At the rear of the property is a recently converted light and bright open-plan kitchen/diner which is the real hub of the house and perfect for families and entertaining. The kitchen has been fitted with a range of contrasting shaker style wall and base units with a quartz work-top, a tiled floor and some integrated appliances. A double glazed picture window allows for plenty of natural light and looks out onto the garden. The dining/family area has plenty of space for a large table and another period fireplace, and bespoke cabinetry are amongst the features. Finally, a set of timber French doors lead out onto the rear patio.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom three is located at the front of the house and benefits from fitted wardrobes and a pleasant view over church Road via a double glazed window. Bedroom four sits in the middle of the floor and is currently used as a child's bedroom, whilst bedroom two is at the back of the house and has a green and leafy outlook over the



rear garden and beyond. Completing this floor is a modern family bathroom with white three piece suite, metro style tiled splash-backs, heated towel rail and a geometric tiled floor.

At the top of the house is an impressive master bedroom with far-reaching views across Bristol and beyond via a set of french doors complete with its own Juliette balcony. The bedroom has been tastefully decorated and features bespoke fitted wardrobes and storage into the eaves. The en-suite shower room is finished with a white suite and large walk-in shower complimented with floor to ceiling tiled splash backs and stainless steel fittings.

Externally, the property possesses the classic rubblestone facade with bath stone accents, whilst the 45ft rear garden has a south-westerly facing aspect and consists of a paved patio/seating area with laid lawn beyond. A raised planted bed borders one side of the lawn and a shed at the rear of the garden offers plenty of extra storage space.

82 Church Road is a lovely example of a Victorian family home which has been finished to an excellent standard throughout. The house has a bright and spacious feel and is well located providing convenient access to Horfield Common and the popular Ardagh Cafe. The property also falls within catchment to some highly regarded primary schools in Bishop Road and St Bonaventure's, whilst Horfield Sports Centre and the amenities on Gloucester Road are just a short walk away.



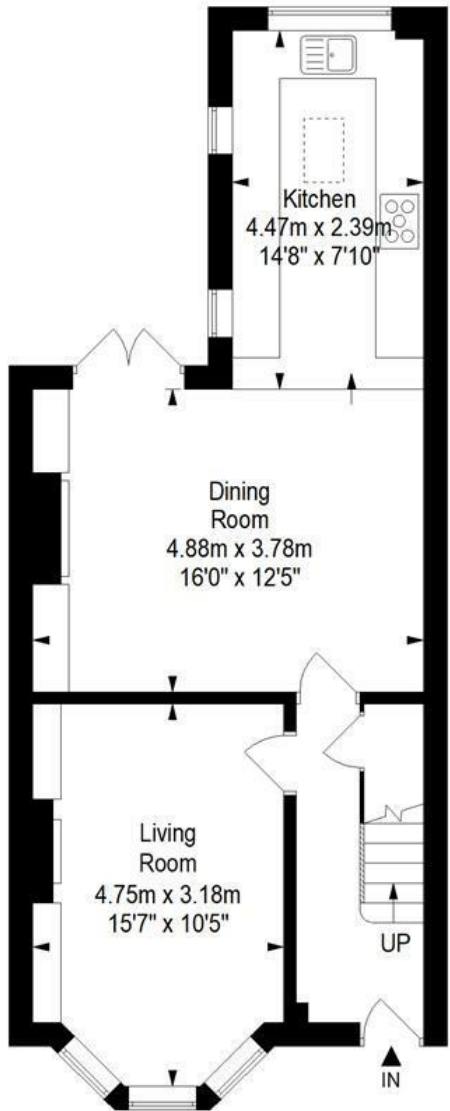


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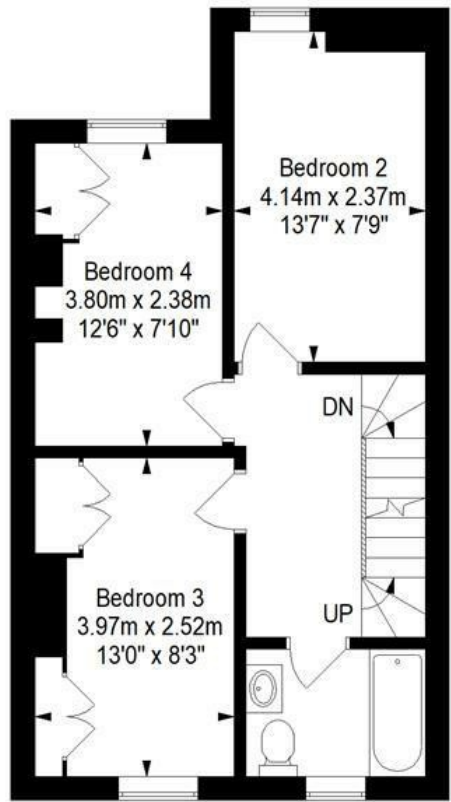
Approximate Gross Internal Area = 118.2 sq m/ 1272.3 sq ft
(Excludes Reduced Headroom Area/ Eaves)
Reduced Headroom Area/ Eaves = 9.1 sq m/ 98.0 sq ft
Total Area = 127.3 sq m/ 1370.3 sq ft



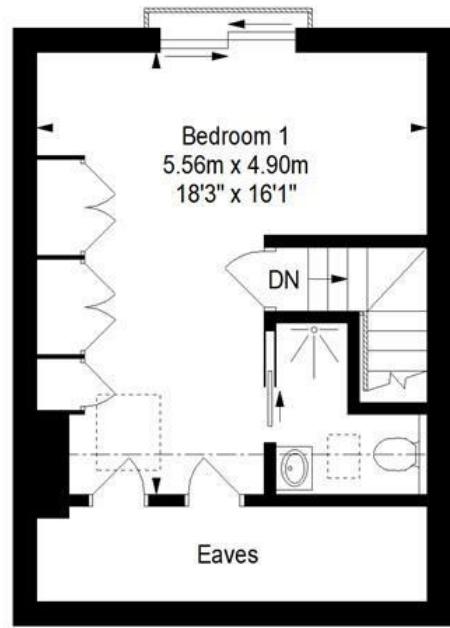
[Dashed line] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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