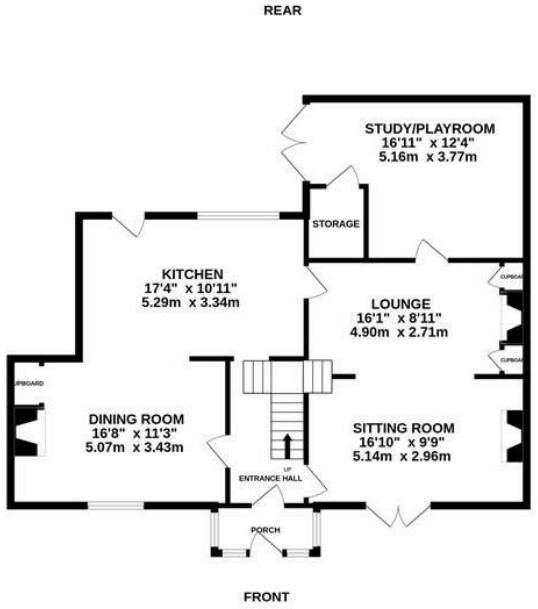
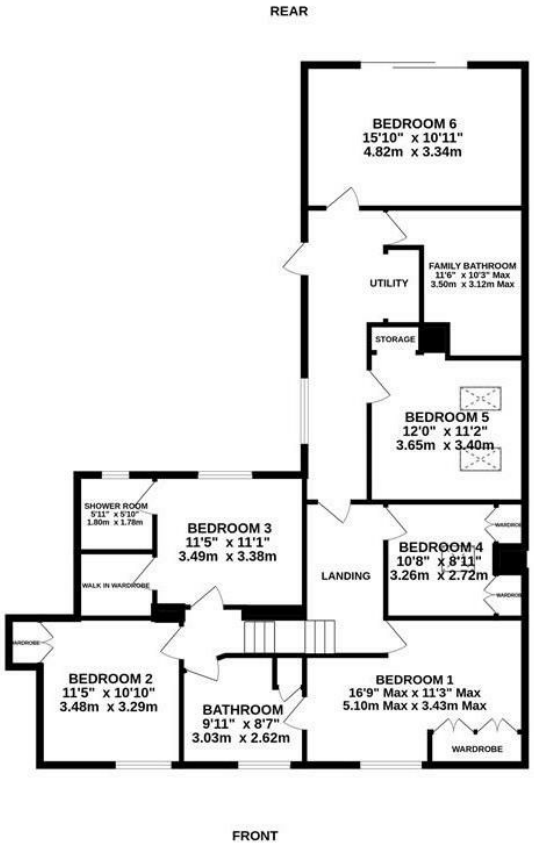
FLOOR PLAN

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



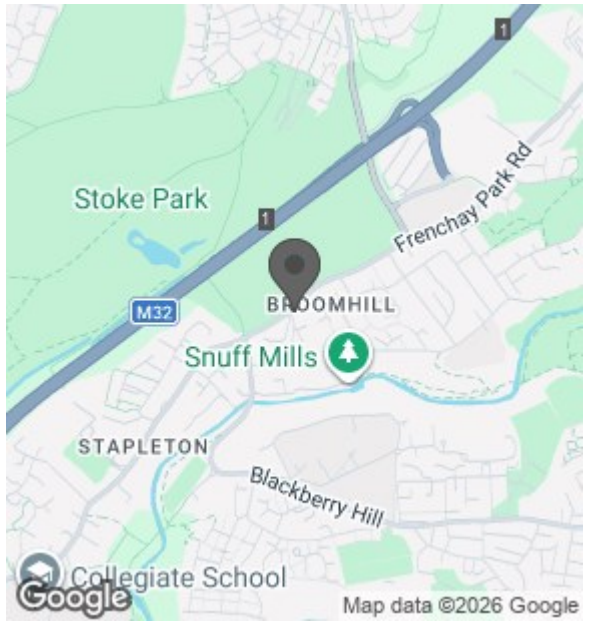
1ST FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



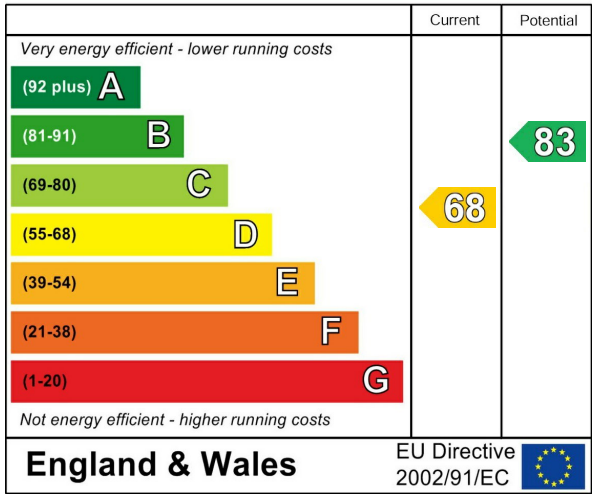
TOTAL FLOOR AREA : 2424 sq.ft. (225.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating



M. Coleman ESTATE AGENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



HAM LANE

STAPLETON, BRISTOL, BS16 1EE

£850,000

6 3 4 D













Ground Floor

Porch

Entrance Hall

Sitting Room
16'10 x 9'9

Lounge
16'1 x 8'11

Study/Playoom
16'11 x 12'4

Kitchen
17'4 x 10'11

Dining Room
16'8 x 11'3

First Floor

Landing

Bedroom One
16'9 max x 11'3 max

Bathroom
9'11 x 8'7

Bedroom Two
11'5 x 10'10

Bedroom Three
11'5 x 11'1

EnSuite Shower
5'11 x 5'10

Bedroom Four
10'8 x 8'11

Bedroom Five
12'0 x 11'2

Family Bathroom
11'6 x 10'3 max

Bedroom Six
15'10 x 10'11

External

Front Garden

Rear Garden

Off Road Parking

Believed to date from around 1790, this late-Georgian home combines period character with exceptional scale and flexibility.

At its heart, the connected kitchen and dining rooms provide generous, sociable space for family life and entertaining. The kitchen includes quartz worktops, a Rangemaster cooker and breakfast bar, while the dining room features a limestone floor, fireplace and feature alcove shelving.

The front sitting room opens into a second lounge, creating adaptable reception space. Beyond, the study serves as a shared home office during the day and a games room in the evening.

Upstairs, five of the six bedrooms are generous doubles. The principal family accommodation includes Bedrooms One, Two and Three, a family bathroom and an en-suite to Bedroom Three, with a walk-in wardrobe. Beside the central landing, Bedroom Four could instead serve as a private office, leaving the ground-floor study free as a dedicated playroom. Beyond, the rear wing contains Bedrooms Five and Six, a second bathroom and a utility area. Formerly self-contained accommodation for an au pair, this wing has separate external access via an established right of way and can be closed off when not required. The utility area has plumbing and offers scope for a small kitchenette, making the space useful for older children, guests or multi-generational living.

Outside, the gated drive provides parking for up to four cars. New fencing and gates enhance the privacy of the principal front garden. The elevated setting gives both gardens a west-south-west outlook and sunshine from around midday into the evening.

Ham Lane is a peaceful, little-known pocket of Stapleton. Snuff Mills, Oldbury Court and Stoke Park can all be reached on foot. Cycle routes, Metrobus services, Bristol Parkway and the motorway network provide excellent connections to central Bristol, London and the wider region.











