



**CHARNHILL DRIVE**  
**MANGOTSFIELD, BRISTOL, BS16 9JR**  
**ASKING PRICE £600,000**

3 1 2 D

A set of white icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 2, and a three-line menu icon with the letter D.



**GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

**Kitchen**

**Open Plan Living/Dining Room**

**Utility Room**

**Claokroom**

**FIRST FLOOR**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**OUTSIDE**

**Front Garden**

**Rear Garden**

**Summer House**

**Garage**

**Driveway**

Boasting an impressive 1,500 sq ft, we are delighted to bring to market this exceptional semi-detached home situated within the enviable Charnhill area of Mangotsfield. Extensively renovated and thoughtfully extended, this stunning home offers luxurious and versatile accommodation perfectly suited to modern family living.

Upon entering, a spacious hallway welcomes you in with elegant oak doors and stylish Karndean flooring flows throughout much of the home, enhancing the sense of quality. A useful storage cupboard and contemporary cloakroom add further convenience.

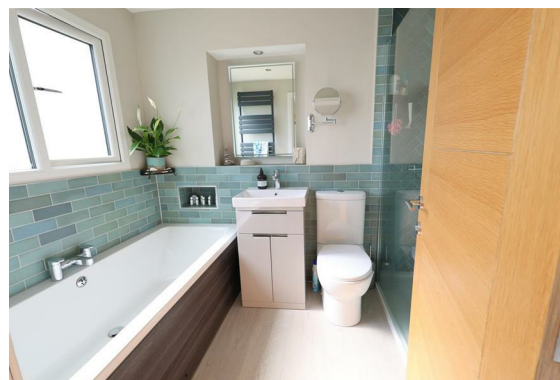
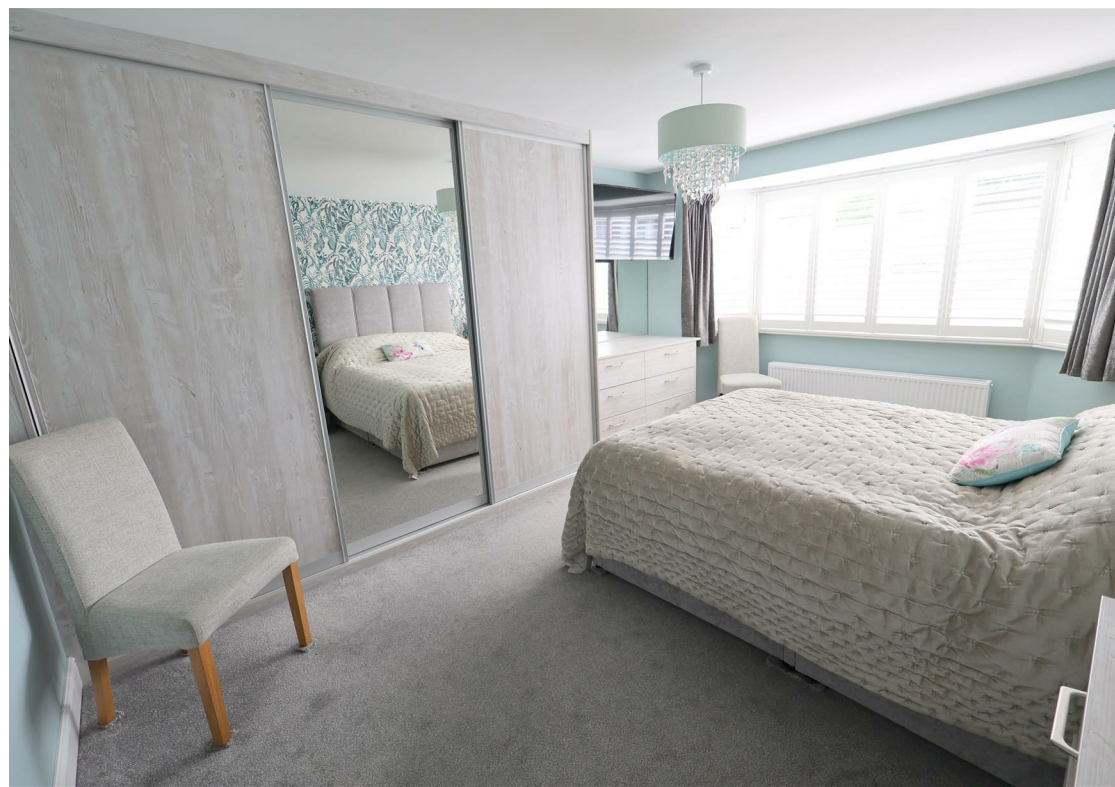
Undoubtedly the heart of the home is the magnificent 7.85 metre open plan kitchen/dining/family room, an outstanding space designed for entertaining and everyday living. The bespoke Bauformat kitchen features a range of contrasting matt grey handleless wall and base units complemented by granite work surfaces and upstands. A central island provides additional storage and preparation space, whilst integrated appliances include twin ovens, five ring induction hob, full size fridge and freezer, dishwasher & extractor hood. Velux windows together with expansive six metre sliding doors flood the room with natural light and create a seamless connection to the rear gardens.

The impressive sitting room enjoys a bay window and a log burner inset within an exposed brick chimney breast, creating a warm and inviting atmosphere.

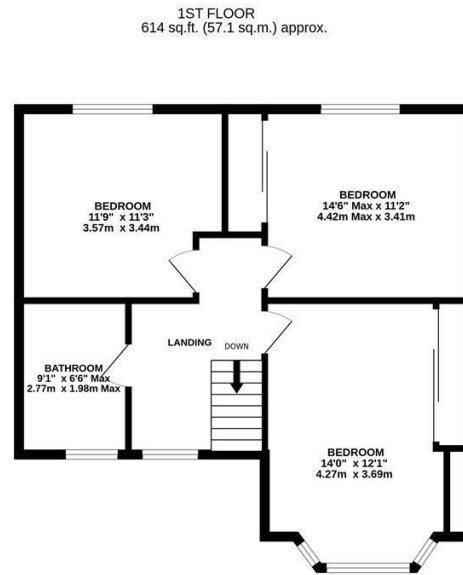
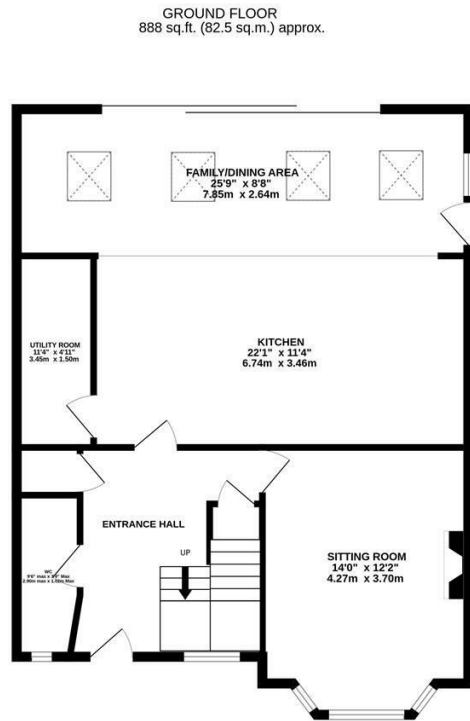
The first floor offers three generous double bedrooms, with two benefitting from bespoke fitted wardrobes, together with a luxurious contemporary four piece family bathroom featuring both a bath and large walk-in shower enclosure.

Externally, the thoughtfully landscaped rear garden offers a large patio spanning the width of the property leading to a level lawn. A fully insulated bespoke garden room provides excellent versatility as a home office, gym or relaxing retreat.

To the front, there is ample off road parking for several vehicles and a single garage accessed via an electric door.



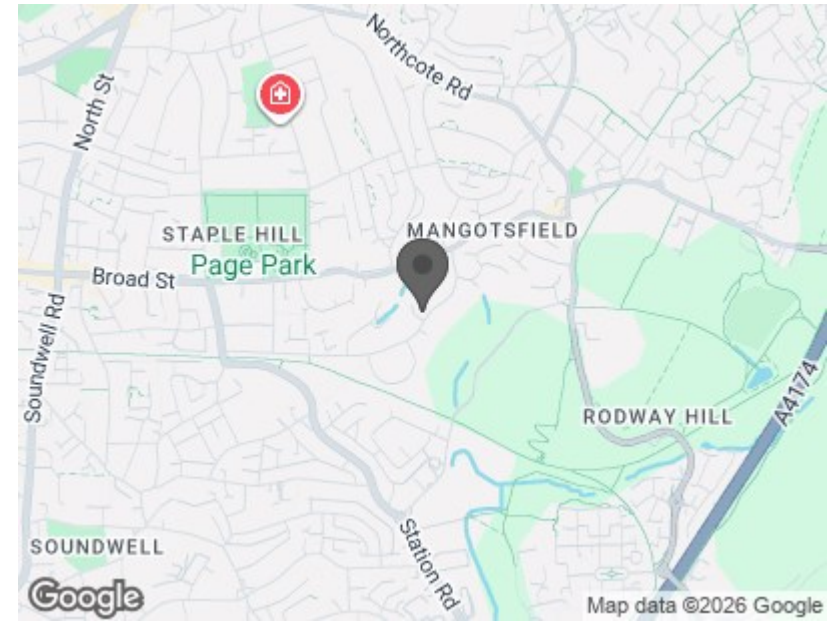
# FLOOR PLAN



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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